

**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  
LALAWAI HALE  
WHITMORE VILLAGE  
WAHIAWA, OAHU

REGISTRATION NO. 567

**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: March 11, 1975  
EXPIRES: April 11, 1976

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 MAY 31, 1973, AND INFORMATION SUBSEQUENTLY FILED AS OF MARCH 7, 1975. THE DEVELOPER BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. LALAWAI HALE is a fee simple condominium project consisting of 96 apartment units (66 two bedroom and 30 three bedroom) in six three story buildings without basements. There are 120 parking stalls of which 24 are for guest parking. Each apartment has the exclusive right to use one parking stall.

Securing a signed copy of the Receipt for Horizontal Property Regimes 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. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
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 recorded in the office of the recording officer.

The Declaration of Horizontal Property Regime, together with the By-Laws of Association of Apartment Owners attached thereto, was recorded in the Office of the Assistant Registrar, Land Court, State of Hawaii, as Document No. 711023 and Condominium Map No. 242 has been designated to the project by said Office.

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, March 11, 1975, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

This condominium project is a creature of Hawaii Revised Statutes Chapter 359G, which authorizes the Hawaii Housing Authority to purchase apartment complexes and sell apartment units in those complexes to those who qualify under the statutes. Sales in this project, therefore, are subject to the provisions of HRS 359G.

PROSPECTIVE PURCHASERS SHOULD, THEREFORE, BE AWARE THAT THEY MUST MEET CERTAIN INCOME AND OTHER CRITERIA TO QUALIFY AS PURCHASERS, AND THAT SALES OF THE UNITS ARE SUBJECT TO THE BUY-BACK PROVISIONS OF HRS 359G.

NAME OF PROJECT: LALAWAI HALE

LOCATION: Whitmore Village, Wahiawa, Oahu, Hawaii bounded by Iihii Avenue, Ehoeho Street, Lalawai Avenue, and Aheahe Street. The site comprises a total of 3.195 acres.

TAX MAP KEY: First Division, 7-1-07-49

DEVELOPER: Hawaii Housing Authority, with its principal address at 1002 North School Street, Honolulu, Hawaii 96817, and telephone number: 845-6491.

ATTORNEY REPRESENTING DEVELOPER: Olen E. Leonard, Jr., Suite 265 Kahului Building, Kahului, Maui, Hawaii 96732, Phone: 877-7608.

DESCRIPTION: The Declaration of Horizontal Property Regime reflects that the project consists of six (6) separate buildings. The apartments, each being an apartment within the meaning of that term as used in the Horizontal Property Act consists of: 1) all of the areas and spaces enclosed by walls and roofs within the apartment boundaries as delineated by perimeter boundaries on the condominium map as shown in the Declaration; 2) the lanais as shown on said condominium map; and 3) the exterior doors, windows, glass and hardware on the aforesaid apartment not including the following: a) the foundation, exterior walls, roofs, and all perimeter or party walls separating two apartments; b) all parts, wires, conduits, and other utilities or service lines which are utilized for or serve another or more than one apartment. Each apartment shall be deemed to include all interior nonload-bearing walls and all inner decorated or finished surfaces of all floors and ceilings and all perimeter or party walls and finished surfaces of interior load-bearing walls and all fixtures originally installed in the apartment's space.

The location of each apartment, its approximate area, the percentage of the common elements which it contains, number of rooms, and immediate common element to which it has access are set forth in the attached Exhibit A.

COMMON ELEMENTS: The common elements within the meaning of the term as used in the Horizontal Property Regime Act include the land described above together with all improvements and vegetation thereon, the twenty-four (24) parking stalls for guest parking as shown on the condominium map and a meeting room located in building number 2, excluding therefrom the apartments as described above and in Exhibit A.

LIMITED COMMON ELEMENTS: The Declaration reflects that each apartment has the exclusive right to use the one parking stall bearing the number of said apartment which is shown on the condominium map and said parking stalls are hereby designated limited common elements restricted to the use of said apartment. Each stairway within an apartment building which gives access from the first floor of such building to the second and third floors of such building is a limited common element for use solely by the apartments on the second floor and the apartments on the third floor to which such stairway gives access, and each stairway within an apartment building between the second and third floor is a limited common element appurtenant solely to the apartments on the third floor to which such stairway gives access.

USE: The apartments shall be used only for private residential purposes for the owner, his family and social guests, and no rental or leasing of the apartment shall be permitted; provided, however, that the undersigned may use any of such apartments for sales or display purposes prior to the sale thereof by the undersigned.

INTEREST TO BE CONVEYED TO PURCHASER: Each residential unit according to its type will have an undivided percentage interest called herein its "common interest", in the common elements for all purposes, including voting, as set forth in Exhibit A.

OWNERSHIP TO TITLE: The notice of intention states that Title to the land and improvements is vested in the Hawaii Housing Authority pursuant to a deed from Oceanic Properties, Inc. recorded December 7, 1973, Land Court Document No. 660002.

ENCUMBRANCES AGAINST TITLE: HRS 356-25 provides that real property of the Hawaii Housing Authority is exempt from mechanics liens and also from levy and sale by virtue of an execution. HRS 356-24 provides that real property of the Hawaii Housing Authority is exempt from all taxes and assessments. The Authority received the land free of encumbrances, except as noted on the Preliminary Report prepared by Title Guaranty of Hawaii dated February 14, 1975.

1. Easement 13 for power and communication purposes in favor of Hawaiian Electric Company, Inc. and Hawaiian Telephone Company, dated May 15, 1953 filed in Land Court as Document No. 149124.
2. That certain reservation as contained in Deed dated December 5, 1973 and filed as Land Court Document No. 660002, made by Oceanic Properties, Inc. to Hawaii Housing Authority, to-wit:

"Excepting and reserving, however, unto the Grantor, its successors and assigns, for the period from the date hereof up to and including December 31, 1979, and not thereafter, easements for electrical, gas, communications and other utility purposes and for sewer, drainage and water facilities over, under, along, across and through said Lot A-9 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 said lot 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 said Lot A-9 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 said Lot A-9 by, through or under the grantee will, upon request, join in and execute any and all documents designating and granting any such easements."

PURCHASE MONEY HANDLING: A copy of the specimen Sales Agreement and the executed Escrow Agreement dated February 14, 1975 have been submitted as part of the registration. The Escrow Agreement identifies Title Guaranty Escrow Services, Inc. as the Escrow. On examination the specimen Sales Agreement and Escrow Agreement are found to be in compliance with Chapter 514, Hawaii Revised Statutes, Section 514-36 through Section 514-39.

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

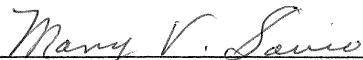
MANAGEMENT AND OPERATIONS: The By-Laws fo the Association of Apartment Owners provide that the operation of the project shall be conducted for the Association of Apartment Owners under the direction of the Board of Directors by a responsible corporate managing agent. That management agent is the person to receive service of process. The managing agent is The Hawaii Corporation whose principal address is Suite 480, Alexander Young Building, 1015 Bishop Street, Honolulu, Hawaii 96813.

STATUS OF PROJECT: Construction completed and certificates of occupancy were issued on December 12, 1974.

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The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Owner in the required Notice of Intention submitted to the Real Estate Commission on May 31, 1973 and additional information subsequently filed as of March 7, 1975.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 567 filed with the Commission May 31, 1973.

This report, when reproduced, shall be a true copy of the Commissions' public report. The paper stock used in making facsimilies must be white.

  
(for) Douglas R. Sodeani, Chairman  
Real Estate Commission  
State of Hawaii

Distribution:

Department of Taxation  
Bureau of Conveyances  
Planning Department, City and County of Honolulu  
Federal Housing Administration  
Escrow Agent

Registration No. 567  
March 11, 1975

LALAWAI HALE

Lot A-9, Area 3.195 Acres

Map 2

Land Court Application 1562

EXHIBIT "A"

DESCRIPTION: There will be six (6) buildings, each building containing three (3) stories and varying numbers of apartments.

Building No. 1 contains Apartments Nos. 101 to 106 on its First Floor, and Apartments Nos. 201 to 206 on its Second Floor, and Apartments Nos. 301 to 306 on its Third Floor.

Building No. 2 contains Apartments Nos. 113 to 114 on its First Floor, and Apartments Nos. 213 to 214 on its Second Floor, and Apartments Nos. 313 to 314 on its Third Floor.

Building No. 3 contains Apartments Nos. 107 to 112 on its First Floor, and Apartments Nos. 207 to 212 on its Second Floor, and Apartments Nos. 307 to 312 on its Third Floor.

Building No. 4 contains Apartments Nos. 115 to 120 on its First Floor, and Apartments Nos. 215 to 220 on its Second Floor, and Apartments Nos. 315 to 320 on its Third Floor.

Building No. 5 contains Apartments Nos. 121 to 124 on its First Floor, and Apartments Nos. 221 to 224 on its Second Floor, and Apartments Nos. 321 to 324 on its Third Floor.

Building No. 6 contains Apartments Nos. 125 to 132 on its First Floor, and Apartments Nos. 225 to 232 on its Second Floor, and Apartments Nos. 325 to 332 on its Third Floor.

Each building shall be constructed primarily of reinforced concrete and concrete hollow tile blocks. The buildings are appropriately spaced throughout the 3.195 acres of land. There will be a meeting room on the ground level of Building No. 2.

The location of the various apartments, other improvements and buildings is shown on the Condominium Map. Each apartment on the first (ground) floor connects with a walkway on the common area. Each apartment on the second and third floors is reached by a stairway. Each stairway connects with a walkway on the common area. The common area connects with public roadways as shown on the Condominium Map.

The apartment numbers, the approximate area of each apartment, the number of rooms contained in each apartment and the interest in the common elements allocable to each apartment are as follows:

<u>Apartment No.</u>	<u>Apartment Area (Sq. Ft.)</u>	<u>Interest In Common Elements</u>	<u>Number of Rooms</u>
101	841	1.2179	6
102	841	1.2179	6
103	841	1.2179	6
104	841	1.2179	6
105	841	1.2179	6
106	841	1.2179	6
107	664	0.9615	5
108	664	0.9615	5
109	664	0.9615	5
110	664	0.9615	5
111	664	0.9615	5
112	664	0.9615	5
113	664	0.9615	5
114	664	0.9655	5
115	664	0.9615	5
116	664	0.9615	5
117	664	0.9615	5
118	664	0.9615	5
119	664	0.9615	5
120	664	0.9615	5
121	841	1.2179	6
122	841	1.2179	6
123	841	1.2179	6
124	841	1.2179	6
125	664	0.9615	5



<u>Apartment No.</u>	<u>Apartment Area (Sq. Ft.)</u>	<u>Interest In Common Elements</u>	<u>Number of Rooms</u>
126	664	0.9615	5
127	664	0.9615	5
128	664	0.9615	5
129	664	0.9615	5
130	664	0.9615	5
131	664	0.9615	5
132	664	0.9615	5
201	841	1.2179	6
202	841	1.2179	6
203	841	1.2179	6
204	841	1.2179	6
205	841	1.2179	6
206	841	1.2179	6
207	664	0.9615	5
208	664	0.9615	5
209	664	0.9615	5
210	664	0.9615	5
211	664	0.9615	5
212	664	0.9615	5
213	664	0.9615	5
214	664	0.9615	5
215	664	0.9615	5
216	664	0.9615	5
217	664	0.9615	5
218	664	0.9615	5
219	664	0.9615	5
220	664	0.9615	5

<u>Apartment No.</u>	<u>Apartment Area (Sq. Ft.)</u>	<u>Interest In Common Elements</u>	<u>Number of Rooms</u>
221	841	1.2179	6
222	841	1.2179	6
223	841	1.2179	6
224	841	1.2179	6
225	664	0.9615	5
226	664	0.9615	5
227	664	0.9615	5
228	664	0.9615	5
229	664	0.9615	5
230	664	0.9615	5
231	664	0.9615	5
232	664	0.9615	5
301	841	1.2179	6
302	841	1.2179	6
303	841	1.2179	6
304	841	1.2179	6
305	841	1.2179	6
306	841	1.2179	6
307	664	0.9615	5
308	664	0.9615	5
309	664	0.9615	5
310	664	0.9615	5
311	664	0.9615	5
312	664	0.9615	5
313	664	0.9615	5
314	664	0.9615	5
315	664	0.9615	5

<u>Apartment No.</u>	<u>Apartment Area (Sq. Ft.)</u>	<u>Interest In Common Elements</u>	<u>Number of Rooms</u>
316	664	0.9615	5
317	664	0.9615	5
318	664	0.9615	5
319	664	0.9615	5
320	664	0.9615	5
321	841	1.2179	6
322	841	1.2179	6
323	841	1.2179	6
324	841	1.2179	6
325	664	0.9615	5
326	664	0.9615	5
327	664	0.9615	5
328	664	0.9615	5
329	664	0.9615	5
330	664	0.9615	5
331	664	0.9615	5
332	664	0.9615	5

