

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**

**THREE REGENTS
Corner of Likini & Ala Lilikoi Sts.
Honolulu, Hawaii**

REGISTRATION NO. 601

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: November 6, 1973
Expires: December 6, 1974

SPECIAL ATTENTION

A comprehensive reading by the prospective purchaser is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED AUGUST 6, 1973, AND ADDITIONAL INFORMATION FILED AS OF NOVEMBER 6, 1973. THE DEVELOPERS, IN NOTIFYING THE COMMISSION OF THEIR INTENTION TO SELL, ARE COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. THREE REGENTS is a fee simple condominium project consisting of four three-story buildings having a total of seventy-eight (78) apartment units. One hundred eighteen (118) parking stalls will be available on the project site.

2. The Developer of the project have filed all documents and materials deemed necessary by the Commission for the registration of this proposed condominium project and the issuance of this Final Public Report.

3. No advertising or promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.

4. The Developer of the project 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 Office of the Assistant Registrar of the Land Court of the State of Hawaii.

The Declaration of Horizontal Property Regime, dated May 29, 1973, with the By-Laws attached, was filed in the Office of the Assistant Registrar as Land Court Document No. 631632, and amended by instrument dated July 25, 1973, filed as aforesaid as Document No. 640766.

The approved Floor Plans showing the layout, location, etc. have been designated Condominium Map No. 167 by the Assistant Registrar.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of the Horizontal Property Act, 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, November 6, 1973, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the period of this report.

NAME OF PROJECT: THREE REGENTS

LOCATION: The 108,805 square feet of fee simple land committed to the Horizontal Property Regime is situated at the corner of Likini and Ala Liliko'i Streets, Moanalua, Honolulu, Hawaii.

TAX MAP KEY: First Division: 1-1-57: 01 (portion) 02 on 03 (portion).

ZONING: A-1 and A-3 Apartment Districts.

DEVELOPER: LEROY ROBERT ALLEN and HIROKO ALLEN, husband and wife, whose address is 1600 Ala Moana Boulevard, Honolulu, Hawaii, telephone number 955-0680.

ATTORNEY REPRESENTING DEVELOPER: Conroy, Hamilton, Gibson, Nickelsen & Rush (Attention: Dwight M. Rush and Ken Harimoto), 20th Floor Hawaii Building, 745 Fort Street, Honolulu, Hawaii 96813, Phone: 521-2611.

DESCRIPTION: The Declaration of Horizontal Property Regime, as amended, and plans submitted by the Developers indicate a fee simple condominium project consisting of four three-story concrete and cement block buildings. There will be seventy-eight (78) freehold estates designated in the spaces within the perimeter walls of each of the seventy-eight (78) apartment units contained in the buildings, which spaces, together with appurtenant lanais, referred to herein as "apartments", are designated on said plans and described as follows:

1. The seventy-eight apartments of the project are located within four three-story buildings, designated Buildings A, B, C and D respectively. Building A contains twelve apartments; Building B contains eighteen apartments; Building C contains thirty-six apartments; Building D contains twelve apartments.

2. Apartments 101, 102, 103 and 104 are located on the first floor of Building A; apartments 201, 202, 203 and 204 are located on the second floor of Building A; apartments 301, 302, 303 and 304 are located on the third floor of Building A; apartments 105, 106, 107, 108, 109 and 110 are located on the first floor of Building B; apartments 205, 206, 207, 208, 209 and 210 are located on the second floor of Building B; apartments 305, 306, 307, 308, 309 and 310 are located on the third floor of Building B; apartments 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121 and 122 are located on the first floor of Building C; apartments 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221 and 222 are located on the second floor of Building C; apartments 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321 and 322 are located on the third floor of Building C; apartments 123, 124, 125 and 126 are located on the first floor of Building D; apartments 223, 224, 225 and 226 are located on the second floor of Building D; and apartments 323, 324, 325 and 326 are located on the third floor of Building D.

3. A description of each of the apartments, designating the layout, numbers of rooms and approximate area thereof is as follows:

(a) BUILDINGS A, B AND D:

(1) Apartment 101 contains three bedrooms, two bathrooms, a kitchen, a living room-dining area, dressing room, laundry-utility area, lanai, privacy area, outdoor kitchen facility and patio, and contains a total area of approximately 1,909 square feet, including the lanai, outdoor kitchen facility, privacy area and patio.

(2) Apartment 105 contains three bedrooms, two bathrooms, a kitchen, living room-dining area, laundry-utility area, lanai, privacy area, patio and office, and contains a total area of 1,590 square feet including the

that the owners of the fee simple title to the property committed to the project are Leroy Robert Allen and Hiroko Allen, husband and wife, said property having been conveyed to the said Leroy Robert Allen and Hiroko Allen by Pac-Service, Inc., a Hawaii corporation, by deed dated May 29, 1973, and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 631631 and by deed from Clarence Thing Chock Ching, et al., dated November 18, 1971, filed as aforesaid as Document No. 559330.

ENCUMBRANCES AGAINST TITLE: A Preliminary Report dated October 25, 1973, issued by Security Title Corporation, submitted to the Commission, provides that the following are encumbrances against title to the property:

1. The exception and reservation unto the Trustees under the Will and of the Estate of Samuel M. Damon, deceased, of all artesian and other underground water and rights thereto appurtenant to said premises as reserved in that certain Deed dated October 7, 1965, filed in the said Office of the Assistant Registrar as Document No. 372554, said Trustees having released all rights to enter upon the surface of lands to exercise said exception and reservation, including any rights of ingress and egress upon said lands by Release dated October 12, 1965, filed as aforesaid as Document No. 372562.

2. The exception and reservation, as to a portion of said Lot 3402 only, unto Clarence Thing Chock Ching, and Fong Ting Mau, General Partners of International Development Company, a Hawaii limited partnership, their heirs and assigns and the heirs and assigns of the survivor of them, of a perpetual easement for the construction, reconstruction, maintenance and repair of a fence or wall along the common boundary between Lot 3364, as shown on Map 494 of Land Court Application No. 1074, said Lot 3364 being described in and covered by Transfer Certificate of Title 153,947 and a portion of said Lot 3402, being Lot 3381 consolidated hereby, together with the right of ingress and egress for the purpose aforesaid over and across that portion of said Lot 3402 lying parallel to said common boundary, to a depth of ten (10) feet.

3. The restrictions, limitations and reservations contained in that certain Declaration of Covenants dated November 24, 1970 filed as aforesaid as Document No. 520605.

4. Designation of Easement 825 as shown on said Map 444 of Land Court Application No. 1074 as set forth by Land Court Order 32445 filed November 19, 1970.

5. Grant of Easement for drainage purposes over and across said Easement 825 in favor of the City and County of Honolulu, filed as aforesaid as Document No. 542645.

6. Designation of Easement 824 as shown on Map 444 for site clearance purposes, affecting a portion of Lot 3402.

7. As to said Easement 824, the covenants contained in that certain Deed dated December 27, 1972, filed as aforesaid as Document No. _____, by and between Clarence Thing Chock Ching, husband of Dorothy Tom Ching and Fong Ting Mau, husband of Rose Yet Kui Mau, General Partners of International Development Company, a Hawaii limited partnership, as Grantors, and Pac-Service Incorporated, as Grantee, to wit:

"(a) That Grantee and all successive owners of said Lot 3380 will not permit any trees or other plantings, structures or other materials to be placed or be permitted to remain within said Easement 824 which may obstruct the sight of any motorist towards Ala Lilikoi and Likini Streets at the intersection of said Ala Lilikoi and Likini Streets; (b) that for breach or failure of observance of this covenant, the City and County of Honolulu shall have a cause of action against Grantee or its successors and assigns and, without limiting the generality of the foregoing, said City and County shall have the right to enter upon said Easement 824 to perform all work necessary at the expense of Grantee or its successors and assigns, and all costs of such work, together with interest, costs and reasonable attorney's fees shall be a charge on said Lot 3380 and shall be a continuing lien upon said Lot; provided, that the lien of such charge shall be subordinate to the lien of any first mortgage; (c) that Grantee, its successors and assigns, will indemnify and hold harmless the Grantors, their respective heirs, executors, and administrators from and against all damage, injury, death or any claim or suit resulting from the failure or neglect of the Grantee, or its successors and assigns or any future owners of said premises within which said Easement 824 is situated, to properly maintain said Easement 824 in the manner hereinbefore set forth; and (d) that the foregoing covenants shall be deemed to be covenants running with the land."

8. Declaration of Horizontal Property Regime and the By-Laws attached thereto, dated May 29, 1973, filed as Document No. 631632. Condominium Map No. 167 has been assigned to the project.

By instrument dated July 25, 1973, the foregoing Declaration was amended and filed as Document No. 640766.

9. Mortgages on 78 apartment units in favor of Pacific Savings and Loan Association, all dated May 29, 1973, and filed as Document Nos. 631633 through 631710.

10. Real Property Taxes due for the fiscal year 1972 - 1973 have been paid in full.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated July 11, 1973, between Security Title Corporation as "Escrow", and Leroy Robert Allen and Hiroko Allen, as "Sellers", has been filed with the Commission. On examination, the executed Escrow Agreement, as well as the specimen Condominium Reservation Agreement, Deposit, Receipt and Contract, filed with the Commission is found to be in compliance with Chapter 514, Hawaii Revised Statutes. Among other provisions, the Sales Contract provides that in the event less than 34 apartment units are sold prior to May 1, 1974, Seller may at their option cancel this Agreement, in which event Seller will cause Escrow to refund to Buyer all monies paid, without interest, and Seller shall be relieved and released of all further liability hereunder. It is incumbent on the purchaser and prospective purchaser to read and understand the Escrow Agreement before signing the Condominium Reservation Agreement, Deposit, Receipt and Contract, since the Escrow Agreement prescribes the procedure for receiving and disbursing purchasers' funds. The specimen sales agreement specifically provides that the purchaser approves said Escrow Agreement and assume the benefits and obligations therein provided.

MANAGEMENT OF THE PROJECT: The By-Laws which are incorporated in the Declaration 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 managing agent. The initial managing agent will be Pacific Islands Management Co., Inc., a Hawaii corporation, the address of which is Suite 203, 25 Kaneohe Bay Drive, Kailua, Hawaii.

STATUS OF PROJECT: Construction of the project commenced on June 7, 1973. The Developer entered into a contract for construction, dated May 17, 1973, with Dynamic Industries Corporation. The Developer estimates that the project will be completed on or before July 7, 1974.

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 August 6, 1973, and additional information filed as of November 6, 1973.

This is a FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT which is made a part of REGISTRATION NO. 601 filed with the Commission on August 6, 1973. 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.


(for) DOUGLAS R. SODEVANI, CHAIRMAN
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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

November 6, 1973

REGISTRATION NO. 601