

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

**SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on

WAIKALANI WOODLANDS
Waipio, Ewa
Honolulu, Hawaii

REGISTRATION NO. 666

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated March 25, 1974 issued by the Real Estate Commission on the above 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 25, 1974
Expires: April 25, 1975

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 MARCH 5, 1974, AND INFORMATION SUBSEQUENTLY FILED AS OF SEPTEMBER 23, 1974. 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. Since the issuance of the Commission's Preliminary Public Report dated March 25, 1974, the Developer reports that changes have been made in the information which was presented in the Preliminary Public Report. This Supplementary Public Report is made a part of the registration on

Waikalani Woodlands Condominium Project, and the Developer is held responsible for placing a true copy of this Supplementary Public Report (pink paper stock) in the hands of all purchasers who have received the Preliminary Public Report and all purchasers subsequent to the date of issuance of said Preliminary Public Report. It is also the responsibility of the Developer to obtain the required receipt signifying that the purchaser has had an opportunity to read this report.

2. 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 recorded.
3. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. This Supplementary Public Report automatically expires April 25, 1975, unless another Supplementary Public Report issues or the Commission upon review of the registration issues an order extending the effective period of this report.
5. Purchasers are advised to acquaint themselves with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

Only certain information under the topical headings OWNERSHIP TO TITLE, ENCUMBRANCES AGAINST TITLE, and PURCHASE MONEY HANDLING has been altered and only to the extent indicated below.

OWNERSHIP TO TITLE: The Preliminary Title Report dated September 10, 1974, issued by Hawaii Escrow & Title, Inc., reflects the ownership to fee title is vested in Headrick Development, Inc.

ENCUMBRANCES AGAINST TITLE: The said Preliminary Title Report as of September 10, 1974 certifies that title to the land is subject to the following:

1. The covenants and reservations set forth in that certain Deed dated April 1, 1957, filed April 10, 1957 in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 200457, to which reference is hereby made.
2. Designation of Easement 126, across Lots 2006, 2007 and 2008, and Easement 127, affecting Lot 2008, as shown on Maps 68 and 230, as set forth by Land Court Order No. 15154, filed January 30, 1957.

3. A 10-foot road setback line affecting Lot 2006, as shown on Map 230, as set forth by Land Court Order No. 26862, filed March 15, 1967.
4. Undated Financing Statement recorded on October 10, 1972, in the Bureau of Conveyances of the State of Hawaii in Liber 8653, Page 289.
5. Mortgage dated October 3, 1972, filed in said Office of the Assistant Registrar as Document No. 601596, made by Headrick Development, Inc., a Hawaii corporation, as Mortgagor, to James Vincent Tomai, Jr., Robert March Morgan and Peter Chung Ren Huang, as Trustees of C. I. Mortgage Group, a real estate investment trust, organized and existing under the laws of the Commonwealth of Massachusetts, pursuant to a Declaration of Trust, dated as of May 15, 1969, amended October 29, 1969, as further amended by an Amended Declaration of Trust, dated January 27, 1971, amended January 26, 1972, said Declaration of Trust, the Amended Declaration of Trust and the amendments thereto being on file with the Secretary of the Commonwealth of Massachusetts, as Joint Tenants, as Mortgagees, to secure the repayment of the sum of \$1,500,000.00, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said Mortgagor therein referred to.
6. Lis Pendens dated April 13, 1973, filed in said Office of the Assistant Registrar as Document No. 626122, made in the matter entitled "State of Hawaii, Plaintiff, vs. Headrick Development, Inc., a Hawaii corporation; et al., Defendants", now pending in the Circuit Court of the First Circuit, State of Hawaii under Civil No. 39075. Re suit to condemn portions of the within premises together with any and all abutter's rights of access appurtenant to the remainder of said lands and easements over said lands.
7. NOTE: An action entitled Melemanu Woodlands Community Association, Inc., et al., Plaintiffs, vs. Frank F. Fasi, et al., Defendants, and Headrick Development, Inc., Defendant, Third-Party Plaintiff, vs. Gladys Au Ewart, et al., Third-Party Defendants, now pending in the Circuit Court of the First Circuit, State of Hawaii as Civil Case No. 37166.

PURCHASE MONEY HANDLING: The Developer advises that the Escrow Agreement dated February 21, 1974 identifying Security Title Corporation as "Escrow" has been cancelled.

A copy of the executed Escrow Agreement dated September 2, 1974, identifies Hawaii Escrow & Title, Inc. as "Escrow". On examination, the executed Escrow Agreement is found to be in compliance with Chapter 514, Hawaii Revised Statutes and particularly Section 514-35 and Section 514-36 through 514-40.

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 March 5, 1974 and information subsequently filed as of September 23, 1974.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 666 filed with the Commission on March 5, 1974.

The report when reproduced shall be a true copy of the Commission's Public Report. The paper stock must be pink in color.


(for) DOUGLAS R. SODEHANI, 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. 666

September 25, 1974