

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 06801

FINAL

HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
CHATEAU WAIKIKI
411 Hobron Lane
Honolulu, Hawaii

REGISTRATION NO. 668

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: August 12, 1974
Expires: September 12, 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 12, 1974 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF AUGUST 9, 1974. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on CHATEAU WAIKIKI, Registration No. 668 dated March 21, 1974 the Developer has forwarded additional information and documents, and requested a Final Public Report on the Project.

This Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock) becoming a part of the CHATEAU WAIKIKI registration.

The Developer is responsible for placing a true copy of this Final Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report. The purchaser shall sign the required receipt signifying that he has had an opportunity to read both reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Final Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration and By-Laws was filed with the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 681202 and amended by Document No. 692528, both noted on Transfer Certificate of Title No. 164,823.

Land Court Condominium Map No. 208 showing the layout, location and apartment numbers was filed with the Assistant Registrar of the Land Court of the State of Hawaii.

4. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, as amended, and the rules and regulations promulgated thereunder which relate to the Horizontal Property Act.
6. This public report automatically expires thirteen months after the date of issuance, August 12, 1974, 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 March 21, 1974 with the exception of APARTMENT TYPES and ENCUMBRANCES AGAINST TITLE, has not been changed. Page 6 of Exhibit "C" in the Preliminary Report, which was inadvertently omitted is attached hereto as Exhibit "A", and by reference made a part hereof.

APARTMENT TYPES: There will be nineteen (19) types of apartment units which have been designated, for classification purposes only as Model "A", "AR", "A1", "B", "BR", "B1", "C", "CR", "D",

"E", "PH-A", "PH-AR", "PH-A1", "PH-B", "PH-B1", "PH-D", "PH-E", "P1" and "P2". The descriptions of said types of apartment units are as follows:

(a) The 191 Type "A", "AR" and "A1" apartments contain a gross floor area of 600 square feet, more or less, including the lanai area, and consists of:

One bedroom, a living room-dining room area, a kitchen, a dressing room area, a bathroom and a lanai.

The Type "AR" units are the reverse of the Type "A" units. The Type "A1" units are the end units and are identical to the Type "A" units except that they have an additional window by virtue of being end units.

(b) The 128 Type "B" "BR" and "B1" apartments each contain a gross floor area of 600 square feet, more or less, including the lanai area, and consists of:

One bedroom, a living room-dining room area, a kitchen, a dressing room area, a bathroom and a lanai.

The Type "BR" units are the reverse of the Type "B" units. The Type "B1" units are the end units and are identical to the Type "BR" units.

(c) The 64 Type "C" and "CR" apartments each contain a gross floor area of 666 square feet, more or less, including the lanai area, and consists of:

Two bedrooms, a living room-dining room area, a kitchen, a dressing room area, a bathroom, and a lanai.

The Type "CR" units are the reverse of the Type "C" units.

(d) The 32 Type "D" apartments each contain a gross floor area of 630 square feet, more or less, including the lanai area, and consists of:

One bedroom, a living room-dining room area, a kitchen, a dressing room area, a bathroom and a lanai.

(e) The 32 Type "E" apartments each contain a gross floor area of 623 square feet, more or less, including the lanai area, and consists of:

One bedroom, a living room-dining room area, a kitchen, a dressing room area, a bathroom and a lanai.

(f) The 5 Type "PH-A", "PH-AR" and "PH-A1" apartments each contain a gross floor area of 600 square feet, more or less, and consists of:

One bedroom, a living room-dining room area, a kitchen, a dressing room area and a bathroom.

The Type "PH-AR" units are the reverse of the Type "PH-A" units. The Type "PH-A1" units are the end units and are identical to the Type "PH-A" units except that they have an additional window by virtue of being end units.

(g) The 3 Type "PH-B" and "PH-B1" apartments each contain a gross floor area of 600 square feet, more or less, and consists of:

One bedroom, a living room-dining room area, a kitchen, a dressing room area and a bathroom.

The Type "PH-B1" unit is the end unit and is the reverse of the Type "PH-B" units.

(h) The Type "PH-D" apartment contains a gross floor area of 640 square feet, more or less, and consists of:

One bedroom, a living room-dining room area, a kitchen, a dressing room area and a bathroom.

(i) The Type "PH-E" apartment contains a gross floor area of 636 square feet, more or less, and consists of:

One bedroom, a living room-dining room area, a kitchen, a dressing room area and a bathroom.

(j) The Type "P1" penthouse apartment contains a gross floor area of 1,219 square feet, more or less, and consists of:

Two bedrooms, a foyer, a living room, a dining room, a family room, two dressing room areas, a kitchen and two bathrooms.

(k) The Type "P2" penthouse apartment contains a gross floor area of 1,362 square feet, more or less, and consists of:

Two bedrooms, a foyer, a living room, a dining room, a family room, two dressing room areas, a kitchen and two bathrooms.

All units except units P1 and P2 will be furnished with wall to wall carpeting in the living room-dining room area, dressing room area and bedrooms. Units P1 and P2 will be furnished with wall to wall carpeting in the foyer, living room, dining room, family room, dressing room areas and bedrooms. Every other aspect of all of the units is similar. The kitchen and bathroom floors will be covered with vinyl asbestos. The appliances included with each unit are a continuous clean range-oven with hood and fan, a frost-free refrigerator-freezer with automatic ice maker, a garbage disposal, a dishwasher and a washer and dryer. Counter tops will be constructed with post form Formica. All units will have central air conditioning.

ENCUMBRANCES AGAINST TITLE: The Developer has submitted an updated Preliminary Report dated July 10, 1974, prepared by Security Title Corp. Said report reflects that the following easements encumber the limited common elements, the apartments and common elements:

1. A perpetual easement for sewer purposes in favor of the City and County of Honolulu, a municipal corporation of the State of Hawaii, as shown on Map 21, over, across, upon, along Easement 20 over Lot 114, as redesignated by Land Court Order No. 8526, filed September 15, 1948.
2. Easements for sewer purposes in favor of the City and County of Honolulu, a municipal corporation of the State of Hawaii, over, across, upon and under Easement 20 over Lot 114, as shown on Map 21, as set forth in that certain Deed dated August 8, 1947, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 94208.
3. Designation of Easement 23 affecting Lot 122, as shown on Map 52, as set forth by Land Court Order No. 38805, filed December 7, 1973.
4. As to Easement 23, a perpetual right of way for ingress and egress over, upon, across and along Easement 23, as an easement appurtenant to Lot 61 of Land Court Application No. 852, as set forth by Land Court Order No. 38805, filed December 7, 1973.
5. The terms and provisions of that certain Master Lease dated November 1, 1973, filed in said Office of the Assistant Registrar as Document No. 665550, made by and between CTT, INC., a Hawaii corporation, as Lessor, and R and H, INC., a Hawaii corporation, and OCEANVIEW VENTURES, a Hawaii Limited Partnership, who have formed a joint venture, as Lessees, for a term of 77 years commencing from the 1st day of December, 1973.
6. Condominium Map No. 208, filed in said Office of the Assistant Registrar on May 15, 1974.
7. The covenants, agreements, obligations, conditions and other provisions set forth in that certain Declaration of Horizontal Property Regime dated May 14, 1974, filed in said Office of the Assistant Registrar as Document No. 681202, and the By-Laws attached thereto, to which reference is hereby made.

Consolidation of Lots 110, 112, 113 and 114 and Lots 111-A and 111-B into Lot 122, as shown on Map 52, as set forth by Land Court Order No. 38805, filed December 7, 1973.
8. Real property taxes which may be due and owing. Taxes for the first installment of fiscal year 1973-1974 have been paid. The records of the Tax Office do not reflect that any portion of the second installment has been paid. As of the date of the report the posting of tax payments made to the Tax Office for the second installment for the fiscal year 1973-1974 has not been completed.

9. Purchaser understands that Developer has borrowed money from an interim lender for the development of the project and said mortgagee will have a lien securing the note evidencing the indebtedness incurred from the development of the project. Purchaser agrees that said lien will be prior and superior to any and all liens or charges to the project arising from a purchase agreement or any prior reservation agreement.

The purchaser or prospective purchaser should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted March 12, 1974, and information subsequently filed on August 9, 1974.

THIS FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 668 filed with the Commission on March 12, 1974.

The report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be white.


DOUGLAS R. SODEVANI, 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. 668
AUGUST 12, 1974