

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

WAIIAU GARDENS KAI, UNIT G-1
Hoohiki Street
Waiiau, Ewa, Oahu, Hawaii

REGISTRATION NO. 717

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: October 15, 1974
Expires: November 15, 1975

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 and prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED SEPTEMBER 6, 1974, AND INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 15, 1974. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. WAIIAU GARDENS KAI, UNIT G-1 is a proposed leasehold condominium project consisting of one hundred five (105) dwelling units, arranged throughout twenty-three (23) two-story multifamily apartment buildings. One hundred thirty-six (136) uncovered parking stalls are available. Each apartment unit shall have at least one (1) parking space appurtenant to it.

2. The Developer of the project has submitted to the Commission for examination all documents and exhibits deemed necessary for the issuance of this Preliminary Public Report, except for some particular requirement, or requirements, which can be expected to be completed as part of this registration.
3. No advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. 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 Regime.
5. The Preliminary Public Report is made a part of the registration on Waiau Gardens Kai, Unit G-1 condominium project. The Developer has the responsibility of placing a true copy of the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and for securing a signed copy of the receipt for Horizontal Property Regime Public Report from each prospective purchaser. Securing a signed copy of the Receipt for the Final Horizontal Property Regime Public Report from each purchaser and prospective purchaser when it is issued is also the responsibility of the Developer.
6. The Preliminary Public Report automatically expires thirteen (13) months from the date of issuance, October 15, 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.
7. 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 not been filed or recorded in the office of the recording officer.

NAME OF PROJECT: WAIIAU GARDENS KAI, UNIT G-1

LOCATION: The project is located on a lot fronting Hoohiki Street, Waiau, Ewa, Oahu, Hawaii, and containing 202,517 square feet or thereabouts. The description of the land by file plan number and the reserved easements, rights, powers and privileges are more fully set forth in the Declaration.

TAX KEY: 9-8-02:Portion 3

ZONING: A-1 (Low Density-Apartment)

DEVELOPER: The Notice of Intention reveals the Developer to be Lear Siegler Properties, Inc., Suite 1112, Amfac Building, 700 Bishop Street, Honolulu, Hawaii 96813, Telephone No. 521-8781. The officers of the corporation are as follows:

Robert L. Purcell	President and Chairman of the Board
Charles F. Pitts	Vice President and Director Climate Control and Housing Group

Kenneth A. Ruck	Vice President and Assistant Secretary
James N. Thayer	Secretary and Treasurer
Kenneth A. Graeb	Assistant Secretary
Charles K. Hamane	Vice President
Edris R. Rauchfuss	Assistant Secretary
Jessie M. Peterson	Assistant Secretary

ATTORNEY REPRESENTING DEVELOPER: Okumura and Takushi (Alfred M. K. Wong), Suite 400, International Savings Building, 1022 Bethel Street, Honolulu, Hawaii 96813, Telephone No. 536-1791.

DESCRIPTION OF PROJECT : The proposed Declaration of Horizontal Property Regime reflects that this is a leasehold condominium apartment complex. One hundred five (105) freehold estates are designated within the perimeter walls, floors and ceilings of each of the 105 two-bedroom apartment units of the project contained in twenty-three (23) two-story multifamily residential buildings constructed principally of double wall construction of drywall interior and masonite exterior and wood floors, which spaces are herein called the "apartments" as designated on the Condominium File Plan and described and numbered as follows:

<u>Building No.</u>	<u>Apartment No.</u>
98-1289	1, 2, 3, 4, 5 and 6
98-1287	7, 8 and 9
98-1285	10, 11, 12, 13, 14 and 15
98-1277	16, 17, 18, 19, 20 and 21
98-1283	22, 23 and 24
98-1279	25, 26 and 27
98-1281	28, 29 and 30
98-1275	31, 32, 33, 34, 35 and 36
98-1273	37, 38 and 39
98-1271	40, 41, 42, 43, 44 and 45
98-1266	46, 47 and 48
98-1269	49, 50, 51, 52, 53 and 54
98-1270	55, 56 and 57
98-1268	58, 59, 60, 61, 62 and 63
98-1274	64, 65 and 66
98-1272	67, 68, 69, 70, 71 and 72
98-1278	73, 74 and 75
98-1276	76, 77, 78, 79, 80 and 81
98-1280	82, 83, 84, 85, 86 and 87
98-1282	88, 89 and 90
98-1284	91, 92, 93, 94, 95 and 96
98-1286	97, 98 and 99
98-1288	100, 101, 102, 103, 104 and 105

Each apartment contains a living room, dining-family room, kitchen and a half bath on the first floor and two bedrooms and a full bath on the second floor, for a gross floor area of approximately 768 square feet.

Each apartment has immediate access to front and rear entries appurtenant to such apartment and walkways connecting the buildings to the street entrances and parking areas of the project.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility

or service lines running through such apartment, which are utilized for or serve any other apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, and all fixtures originally installed therein.

COMMON ELEMENTS: The proposed Declaration states that the owners of apartments will have an undivided interest in the common elements, including specifically but not limited to:

- (a) Said land in fee simple.
- (b) All foundations, floor supports, columns, girders, beams, supportors, unfinished perimeter walls and load-bearing walls and roofs of the residential buildings.
- (c) All yards, grounds and landscaping, roads, walkways, loading areas, parking areas, driveways, the swimming pool, recreation facilities and all refuse facilities.
- (d) All ducts, electrical equipment, wiring, pipes and other central and appurtenant transmission facilities and installations over, under and across the project which serve more than one apartment for services such as power, light, water, gas, sewer, telephone and radio and television signal distribution.
- (e) Any and all apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: The proposed Declaration reflects that certain parts of the common elements, called the limited common elements, are designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows:

- (a) The front and rear entries of each apartment shall be appurtenant to and for the exclusive use of such apartment.
- (b) One hundred thirty-six (136) parking spaces designated on said Condominium Map by numbers 1 through 136, inclusive, shall be appurtenant to the respective apartments with which the same are conveyed upon the initial conveyance by lease; each apartment shall always have at least one parking space appurtenant to it but otherwise any automobile parking space easement may be transferred from apartment to apartment in the project but shall always be appurtenant to one of the apartments in the project. The Board of Directors shall have the power, with the approval of the Trustees, to transfer parking spaces between the apartments, effective only upon the recording of an instrument in said Bureau of Conveyances setting forth such transfer.
- (c) All other common elements of the project which are rationally related to less than all of said apartments or buildings shall be limited to the use of such apartments or buildings.

RESERVATION OF EASEMENTS: The fee owners reserve unto themselves within all easements rights-of-way shown on File Plan 1415 and the right to grant to others or to any public utility or governmental authority such rights-of-way over, across and under said easements for roads, lines and other transmission facilities and appurtenances for electricity, gas, telephone, water, sewer, drainage and similar public services and utilities, and the right to enter for such purposes and to repair such facilities and to trim any trees in the way of such lines.

COMMON INTEREST: The Declaration reflects that each apartment shall have appurtenant thereto an undivided 1/105 or .95238+ percent interest in all common elements and the same proportionate share in all common profits and expenses of the project and for all other purposes, including voting.

RESTRICTION AS TO USE: The Declaration reflects that the apartments shall be occupied and used only as private dwellings; and the apartments may be leased except for transient or hotel purposes, which are defined as (a) rental for any period less than 30 days, or (b) any rental in which the occupants of the apartments are provided customary hotel service such as room service for food and beverage, maid service, laundry and linen and bellboy service.

RECREATIONAL FACILITIES: The Declaration provides that upon substantial completion of recreational and other facilities on Lot 5 of File Plan 1305 and the incorporation of a non-profit corporation to be known as Waiiau Gardens Kai Recreation Association as Lessee of said Lot 5 for maintenance, operation and control thereof, the Declaration shall be amended by adding to the common elements an easement for park and recreational purposes. Such easement shall be subject to protective provisions and reasonable rules and regulations made by the Trustees and the Developer. Each apartment owner shall automatically become a member of said corporation until such time as his ownership of such apartment ceases. The common expenses shall also include a proportionate share of all reasonable expenses of maintenance, operation, repair, replacement, insurance, rent, real property taxes and assessments of said Lot 5 and all recreational facilities thereon for which all apartment owners shall be severally liable in equal shares with all other apartment owners of the project and with all apartment owners of the condominium projects developed and proposed to be developed on Lot 2, area 438,442 square feet, and Lot 3, area 437,616 square feet, as shown on File Plan 1305, Lot 1, area 379,602 square feet, Lot 2, area 401,924 square feet, and Lot 3, area 378,928 square feet, as shown on File Plan 1317, Lot 2, area 425,232 square feet, as shown on File Plan 1366 (being a portion of Lot 1, File Plan 1305), and Lot 2, area 257,350 square feet, as shown on File Plan 1415 (being a portion of Lot 1, File Plan 1305). The Developer has stated that Lot 5 shall consist of a park and baseball field.

OWNERSHIP OF TITLE: The Developer reports that title to the land is vested in the Trustees of the Estate of Bernice Pauahi Bishop. The Preliminary Report dated July 29, 1974 issued by Security Title Corporation confirms such ownership.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report dated July 29, 1974 issued by Security Title Corporation reports that title to the land is subject to the following:

1. Real Property Taxes for Fiscal Year 1973-1974 have been paid in full.
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent 4475.

3. Existing Easement F for utility purposes over and across Lot 1, as shown on said File Plan.

4. Existing Easement 2 for utility purposes over and across Lot 1, as shown on said File Plan.

5. Easement 1 (6 feet wide) for sanitary sewer purposes affecting Lot 1, as shown on said File Plan.

6. Easement 2 (10 feet wide) for drainage purposes affecting Lot 1, as shown on said File Plan.

7. The terms and provisions of that certain Bishop Estate Lease No. 6600 dated July 1, 1940, made by and between TRUSTEES UNDER THE WILL AND OF THE ESTATE OF BERNICE P. BISHOP, DECEASED, as Lessors, and HONOLULU PLANTATION COMPANY, a California corporation, as Lessee, recorded in the Bureau of Conveyances of the State of Hawaii in Book 1627 at Page 326, as amended, which Lease, as amended, was assigned to OAHU SUGAR COMPANY, LIMITED, a Hawaii corporation, by instrument dated January 1, 1947, recorded in Book 2031 at Page 166.

8. The terms and provisions of that certain unrecorded Development Agreement made by and between the TRUSTEES OF THE ESTATE OF BERNICE PAUHI BISHOP and AMERICAN FACTORS LIMITED (now AMFAC, INC.), dated August 29, 1960, as amended, which rights, by mesne assignments, were acquired by WAIHAOLE WATER COMPANY, LIMITED, a Hawaii corporation, as to an undivided one-half (1/2) interest therein, by instrument dated December 27, 1967, recorded in Book 5915 at Page 395, and by LEAR SIEGLER PROPERTIES, INC., a Delaware corporation, as to an undivided one-half (1/2) interest therein, by instrument dated December 30, 1969, recorded in Book 6976 at Page 334.

9. Mortgage dated December 27, 1967, made by TROUSDALE CONSTRUCTION COMPANY, a California corporation, as Mortgagor, to BANK OF HAWAII, a Hawaii corporation, as Mortgagee, recorded in Book 5916 at Page 20. (Also affects other property.)

10. Undated Financing Statement recorded on December 28, 1967 in said Bureau of Conveyances in Book 5916 Page 44, made by Trousdale Construction Company, Debtor, and Bank of Hawaii, Secured Party.

11. Additional Charge Mortgage and Financing Statement dated January 30, 1967, made by TROUSDALE CONSTRUCTION COMPANY, as Mortgagor, to BANK OF HAWAII, as Mortgagee, recorded in Book 6397 at Page 94.

12. Second Additional Charge Mortgage and Financing Statement dated July 20, 1970, made by LEAR SIEGLER PROPERTIES, INC., as Mortgagor, to BANK OF HAWAII, as Mortgagee, recorded in Book 7515 at Page 36.

13. Mortgage and Financing Statement dated March 11, 1971, made by WAIHAOLE WATER COMPANY, LIMITED, as Mortgagor, to BANK OF HAWAII, as Mortgagee, recorded in Book 7515 at Page 49. (Also affects other property.)

14. Restrictive Access Rights along Interstate Highway (FAP No. 1-H1-1 (40)) along Lot 1, as delineated on said File Plan.

15. Lis Pendens dated April 14, 1969, recorded on April 14, 1969 in said Bureau of Conveyances in Book 6478 Page 306, made in the matter entitled "STATE OF HAWAII, by its Attorney General, Plaintiff, vs. FRANK ELBERT MIDKIFF, et al, Defendants.", now pending in the Circuit Court of the First Circuit, State of Hawaii under Civil No. 27687. Affects abutter's rights of access appurtenant to Lot 1 (also affects other property).

16. Amended Lis Pendens dated July 30, 1969, recorded on August 1, 1969 in said Bureau of Conveyances in Book 6623 Page 15, made in the matter entitled "STATE OF HAWAII, by its Attorney General, Plaintiff, vs FRANK ELBERT MIDKIFF, et al, Defendants.", now pending in the Circuit Court of the First Circuit, State of Hawaii under Civil No. 27687. Affects abutter's rights of access appurtenant to Lot 1 (also affects other property).

17. Grant dated February 28, 1972, recorded on June 28, 1972 in said Bureau of Conveyances in Book 8397 Page 192, in favor of the CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii, granting an easement to construct, etc., drainage and sewer structure or structures, as part of a drainage and sewer system, through, under and across Easement 2 affecting Lot 1.

18. Grant dated July 7, 1972 recorded on July 26, 1972 in said Bureau of Conveyances in Book 8462 Page 15, in favor of the City and County of Honolulu, a municipal corporation of the State of Hawaii, and the Board of Water Supply, granting the right, in the nature of an easement, to construct, etc., underground water pipeline or pipelines, etc., over, under, across and through Easement F, affecting Lot 1.

19. Grant dated July 7, 1972, recorded on March 2, 1973 in said Bureau of Conveyances in Book 8973 Page 69, in favor of the CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii, granting an easement to construct, etc., underground sewer and drainage pipelines, with manholes and other equipment, as part of a sewer and drainage system, through, under and across Easement F, over and across Lot 1.

20. Notice of Mechanic's and Materialman's Lien dated March 21, 1974, filed in the Circuit Court of the First Circuit, State of Hawaii as M. L. No. 2788, in favor of WARD-FOODS, INC., re: claim for payment in the sum of \$26,963.85.

21. Notice of Mechanic's and Materialman's Lien dated April 17, 1974, filed in the Circuit Court of the First Circuit, State of Hawaii, as M. L. No. 2853 in favor of LONE STAR INDUSTRIES, INC., re: claim for payment in the sum of \$13,430.21.

22. Notice of Mechanic's Lien and Demand for Payment dated March 21, 1974, recorded on March 22, 1974 in said Bureau of Conveyances in Book 9792 Page 564, made in the

matter entitled "THE RMT CORPORATION, Claimant, vs. J. A. THOMPSON & SON, INC., LEAR SIEGLER, INC., LEAR SIEGLER PROPERTIES, INC., CENTRAL OAHU LAND CORPORATION, and TRUSTEES UNDER THE WILL AND OF THE ESTATE OF BERNICE PAUAHI BISHOP, DECEASED, Respondents.", filed in the Circuit Court of the First Circuit, State of Hawaii under M. L. No. 2809, re: claim for payment in the sum of \$21,657.22.

PURCHASE MONEY HANDLING: A copy of the Sales Contract and the executed Escrow Agreement dated September 5, 1974 have been submitted as part of the registration. The Escrow Agreement identifies Bank of Hawaii as the Escrow. Upon examination, the Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514, Hawaii Revised Statutes.

Among other provisions the Escrow Agreement provides that if a Purchaser enters into a sales contract prior to the date of issuance of a Final Public Report by the Real Estate Commission, such Purchaser shall have the right to cancel his contract to purchase and to obtain a refund of all moneys held by Escrow which were paid by such Purchaser under such contract if the Final Public Report differs in any material respect from the Preliminary Public Report or there is any change in the condominium building plans subsequent to the execution of said sales contract and prior to the issuance of said Final Public Report and Seller fails to obtain Purchaser's written approval or acceptance of the specific change, or if the Final Public Report is not issued within one year from the date of the issuance of the Preliminary Public Report.

It is incumbent upon the purchaser and prospective purchaser that he reads with care the Sales Contract 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 Declaration discloses that the administration of the project shall be vested in the Association of Apartment Owners. Operation of the project shall be conducted for the Association by a responsible corporate Managing Agent who shall be appointed by the Association in accordance with the By-laws except that the initial Managing Agent shall be appointed by the Developer. Reliance Realty & Management, whose principal place of business is 1661 Kapiolani Boulevard, Honolulu, Hawaii, has been named as the initial Managing Agent.

MONTHLY ASSESSMENTS FOR UNSOLD UNITS: The Developer states that the Developer shall pay for the maintenance of the grounds of the project until 80% of the units are sold and apartment leases issued. Apartment owners shall pay for their proportionate share of monthly maintenance upon issuance of their apartment lease. There shall be no monthly maintenance charges payable by the Developer for unsold apartments except charges for lease rent and real property taxes for unsold apartments until 80% of the units are sold. After such time, monthly maintenance shall be assessed each owner in accordance with the Declaration and By-Laws and the Developer shall pay for the monthly assessments for unsold units.

CONTRACTOR: Lear Siegler Properties, Inc.

ARCHITECT: George K. C. Lee

ENGINEER: George K. Houghtailing

STATUS OF PROJECT: The Developer has commenced construction of the project. Construction will be completed on or about February 1, 1975.

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 September 6, 1974.

The PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 717 filed with the Commission on September 6, 1974.

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



(for) DOUGLAS R. SODEKANE, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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

Registration No. 717

October 15, 1974