

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

CITRON VILLA
1717 Citron Street
Honolulu, Hawaii

REGISTRATION NO. 829
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: January 13, 1976
Expires: February 13, 1977

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 DECEMBER 11, 1975 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 7, 1976. 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, AS AMENDED.

1. CITRON VILLA is a proposed fee simple condominium project with a total of sixty (60) one-bedroom, one bath units contained in an eight (8) story building and sixty (60) covered parking stalls.
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 Public Report.
3. 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 in the Bureau of Conveyances as of this date.
4. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
5. 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.
6. The Preliminary Public Report is made a part of the registration of CITRON VILLA, a condominium project. The Developer is responsible for placing a true copy of this Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the receipt for this report is also the responsibility of the Developer.
7. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, January 13, 1976 unless a Final or Supplementary Public Report issues or the Commission upon review of registration issues an order extending the effective period of this report.

NAME OF PROJECT: CITRON VILLA

LOCATION: The approximate 15,200 square feet of real property to be committed to the regime, as a fee simple condominium project, is located on 1717 Citron Street, Honolulu, Hawaii.

TAX KEY: FIRST DIVISION 2-3-31: 64, 65, 83 and 84

ZONING: A-4

DEVELOPER: NJY, Inc., a Hawaii corporation, whose place of business and mailing address is 320 Ohua Avenue, Honolulu, Hawaii. The officers are as follows: George K. Yamashiro, President; Hideo Johiro, Vice-President and Treasurer; and Isaac Ichiro Nonaka, Secretary.

ATTORNEY REPRESENTING DEVELOPER: Vernon T. Tashima, Suite 400, AMFAC Building, 700 Bishop Street, Honolulu, Hawaii, 96813. Telephone: 521-2951

DESCRIPTION: The Declaration of Horizontal Property Regime reflects that the project is to consist of the fee simple land located on 1717 Citron Street, Honolulu, Hawaii, and an eight-story building containing a total of sixty (60) apartments. There will be parking for sixty (60) cars, all under cover, distributed on the basement level and first floor of the building. Located in the basement level will be 22 stalls for standard size cars and 8 for compacts, and on the first floor of the building there will be 24 stalls for standard size cars and 6 for compacts. Each unit will be assigned one stall as a limited common element.

There will be stairways at each end of the building and one elevator on the makai end of the building.

There will be sixty 1-bedroom units for sale, which are described as follows:

Each residential floor which begins from the second floor of the building will have ten units of one-bedroom, 1-bath units.

The approximate floor area of each typical apartment is as follows:

<u>Unit Type</u>	<u>Apartment</u>	<u>Lanai</u>	<u>Total</u>
A Units ending with 02, 03, 04, 05, 06, 07, 08, 09	503 sq. ft.	52 sq. ft.	555 sq. ft.
B Units ending with 10	527 sq. ft.	52 sq. ft.	579 sq. ft.
C Units ending with 01	544 sq. ft.	52 sq. ft.	596 sq. ft.

The floor area of each apartment is interior floor area and does not include the area of exterior walls, common walls between apartments, or the area of the mechanical pipe and duct chases. The floor area of each apartment does include the area of that apartment's interior walls and partitions.

All of the units are one-bedroom units but of three different sizes and contain a bathroom, living-dining room and kitchen, in addition to the lanai.

The bedroom and living-dining areas will be carpeted and all other areas of the apartment will have vinyl tile floor covering. Each apartment will include disposal sink, range-oven, range hood, water heater, stack-type washer-dryer, refrigerator and dishwasher.

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, ducts or other utility lines running through such apartment, the same being deemed common elements as hereinafter provided.

The common element to which each apartment in the building will have immediate access is the corridors on each floor leading to the stairway on either end of the building and/or to the elevator lobby.

COMMON ELEMENTS: The Declaration reflects that the common elements consist of:

- (i) The land described, in fee simple.
- (ii) All foundations, floor slabs, columns, girders, beams, supports, load-bearing walls, interior walls separating adjacent apartments, fences and building roof.
- (iii) All yards, grounds, landscaping, refuse facilities, all utility rooms, trash rooms, common laundry areas and storage rooms.
- (iv) All building walkways, building sidewalks, stairways, pathways, parking areas, driveways, corridors or common balcony on each floor.
- (v) All ducts, electrical equipment, wiring and other central and appurtenant installations, including power, light, water, sewer, gas and telephone, machine meter room and switch room, all pipes, wires, conduits or other utility or service lines, including TV cables, if any, which run through an apartment, but which are utilized by or serve more than one apartment.
- (vi) Rooftop recreation area and all common use areas; swimming pool as shown on Condominium Map.
- (vii) Elevator and elevator shaft.

LIMITED COMMON ELEMENTS: The parking spaces, although part of the common elements are hereby designated as "Limited Common Elements" and set aside for the exclusive use of the unit to which each space may be assigned.

Each apartment owner will have the exclusive use of one parking stall. All parking spaces are as shown on the Condominium Map, and each apartment will be assigned a parking space, as a limited common element.

INTEREST TO BE CONVEYED PURCHASER: The Declaration states that the undivided interest in the common elements appertaining to each apartment are as follows:

<u>Apartment Numbers</u>	<u>Undivided Interest</u>
All Units (60)	1/60th each unit

According to the Declaration and By-Laws, each apartment's share of the common expense and voting rights shall be in proportion to its undivided interest in the common elements.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The Declaration states that each apartment shall be used primarily as a single-family residence dwelling by the respective owners, their tenants, families and domestic servants and for no other purpose. Each owner shall comply with the terms of the Declaration, By-Laws and House Rules of the Association of Apartment Owners.

NOTE: The House Rules limits to three (3) persons occupying per one bedroom apartment.

OWNERSHIP TO TITLE: A copy of a Lien Letter and Preliminary Report issued by National Title Corporation as of June 16, 1975, covers four separate parcels of land and reports that the title to the lands is vested in GEORGE KIYOSHI YAMASHIRO, ISAAC ICHIRO NONAKA and HIDEO JOHTIRO by three Deeds covered by Transfer Certificates of Title Nos. 175,768, 175,770, and 175,772, and also being recorded in the Bureau of Conveyances of the State of Hawaii in Liber 10708 at Page 112. The Developer advises the Commission that the four parcels of land have been consolidated into Lot A consisting of 15,200 square feet.

ENCUMBRANCES AGAINST TITLE: The Lien Letter and Preliminary Report dated June 16, 1975 identifies the following encumbrances on the land committed to the project:

1. For any taxes that are due and owing, reference is made to the Office of the Tax Assessor, First Division.
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent No. 5704.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated December 2, 1975 identifies National Escrow Corporation as "Escrow". On examination, the specimen Purchase Agreement and executed Escrow Agreement are found to be in compliance with Chapter 514, Hawaii Revised Statutes and particularly Sec. 514-35, and Sec. 514-36 through 514-40.

Among other provisions the executed Escrow Agreement reflects that a purchaser shall be entitled to a refund of his funds if any one of the following shall have occurred: (1) Escrow receives a written request from Seller to return to Purchaser the funds of such Purchaser then held hereunder by Escrow; or (2) if Purchaser's funds were obtained prior to the issuance of a Final Public Report and if there is any change in the building plans, subsequent to the execution of Purchaser's contract, requiring the approval of a county officer having jurisdiction over the issuance of permits for construction, unless the Purchaser has given written approval or acceptance of the change; or (3) if the Purchaser's funds were obtained prior to the issuance of a Final Public Report

and the Final Report differs in any material respect from the Preliminary Public Report, unless the Purchaser has given written approval or acceptance of the difference; or (4) if the Final Public Report is not issued within one year from the date of issuance of the Preliminary Report.

Among other provisions in the Specimen Sales Contract and Receipt provides: (1) that the Purchaser's rights are and shall be subject and subordinate to the lien of any mortgage made to finance the cost of construction and other costs during construction; (2) that upon notification of completion by Owners, Purchasers agree to inspect and accept unit(s) (together with list of defects, if any) so long as the unit(s) are not deemed uninhabitable.

It is incumbent upon the Purchaser and prospective Purchaser that he reads with care the Contract of Sale and the Escrow Agreement. The Escrow Agreement establishes how the proceeds from the apartment units and all sums received from any source are placed in trust, as well as the retention and disbursement of said trust funds.

MANAGEMENT AND OPERATIONS: The By-Laws of this project states that the Board of Directors may employ for the Association of Apartment Owners, a management agent to perform such duties as the Board shall authorize, including the collection of all assessments from the owners.

STATUS OF PROJECT: The Developer advises the Real Estate Commission that the building is estimated to be completed December, 1976.

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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 December 11, 1975.

THIS PRELIMINARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 829 filed with the Commission on December 11, 1975.

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


MEMBER, 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. 829
January 13, 1976