

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

LILIPUNA HILL II
45-005 Lilipuna Road
Kaneohe, Hawaii

REGISTRATION NO. 1199

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: February 18, 1980

Expires: March 18, 1981

SPECIAL ATTENTION

A comprehensive reading of this report by the prospective purchaser is urged in order that the 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED NOVEMBER 5, 1979, AND INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 29, 1980. DEVELOPER IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND IN SUBMITTING INFORMATION ON THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. LILIPUNA HILL II is a proposed fee simple condominium project consisting of two (2) apartments in two (2) buildings, upon three (3) designated lots containing four (4) covered parking stalls and two (2) open parking stalls.

The principal materials used in the construction of the buildings will be wood, metal, plaster and concrete.

2. The Developer of the project has submitted to the commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Preliminary Public Report.

3. The Developer reports that the Declaration of Horizontal Property Regime, the By-Laws of the Association of Apartment Owners and the Condominium Map will be recorded in the Bureau of Conveyances of the State of Hawaii immediately prior to the application for a Final Public Report.

4. No advertising or promotional materials have been submitted to the Commission.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Rules and Regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.

6. This Preliminary Public Report expires thirteen (13) months after issuance, February 18, 1980, unless a Final or Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective date of this report.

7. This Preliminary Public Report is part of the registration of LILIPUNA HILL II. The Developer has the responsibility of placing a true copy of this Preliminary Public Report (yellow paper stock) and the disclosure abstract in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.

NAME OF PROJECT: LILIPUNA HILL II

LOCATION: The Project is located on Lilipuna Road, Kaneohe, City and County of Honolulu, State of Hawaii and has a land area of approximately 31,659 square feet.

TAX KEY: 4-5-001-53 (Oahu).

ZONING: R-3 under the Ordinances of the City and County of Honolulu.

DEVELOPER: Lilipuna Hill, Inc., a Hawaii corporation, Suite 100, 45-1045 Kamehameha Highway, Kaneohe, Hawaii 96744; telephone: 235-6666; officers: Sammy G. Daily-President; Margaret P. Daily-Treasurer; and Jack Ward-Secretary.

ATTORNEY REPRESENTING DEVELOPER: Wesley K.C. Lau, Suite 302, 45-1144 Kamehameha Highway, Kaneohe, Hawaii 96744; telephone 235-6688.

DESCRIPTION: The proposed Declaration of Horizontal Property Regime and plans submitted by the Developer indicate a fee simple project consisting of two (2) apartments, contained in two (2) two-story buildings without basements.

- (a) Apartment A is located on lot designated Unit 1
- (b) Apartment B is located on lot designated Unit 2

Each apartment contains the number of rooms and the approximate floor area according to the Declaration and Condominium File Plan submitted by the Developer as follows:

APARTMENT A consists of twelve (12) rooms, including four (4) bedrooms, two and one-half (2-1/2) bathrooms, a kitchen, a laundry room, a dining room, a family room, a living room and a garage. This apartment contains a covered floor area of approximately 2,900 square feet, including a garage of approximately 450 square feet; there are two (2) lanais of approximately 130 square feet each.

APARTMENT B consists of twelve (12) rooms, including a garage and entryway, a living room, a den, a kitchen, a laundry room, a dining room, four (4) bedrooms and two and one-half (2-1/2) bathrooms. This Apartment contains a covered floor area of approximately 2,900 square feet, which includes a garage of approximately 450 square feet and two (2) lanais of approximately 130 square feet each.

Each apartment has immediate access to the grounds of the project.

The respective apartments shall not be deemed to include any pipes, wires, conduits, or other utility or service lines running through such apartments which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions within its perimeter walls, all walls, floors, ceilings and roofs, doors and door frames, windows and window frames, the appurtenant lanai(s) (if applicable), the appurtenant terrace(s) (if applicable), the appurtenant entry (if applicable), the appurtenant decks(s) (if applicable), the appurtenant balcony or balconies (if applicable), the appurtenant court yards(s) (if applicable), the appurtenant motor court (if available), the appurtenant garden(s) (if applicable) and all fixtures originally installed therein.

NOTE: The said Declaration provides that the owner of any apartment shall have the right to alter, at any time and from time to time, as hereinafter set forth, the plans of his apartment solely by an amendment to the Declaration, such amendment to be executed solely by the apartment owner of such apartment and two officers of the Association who shall execute said amendment upon approval of such altered plans by the Board as hereinafter set forth, provided that such amendment shall be effective only upon the recording of the same in the Bureau of Conveyances of the State of Hawaii. Such Amendment shall set forth the number of the apartment involved, the description thereof as so altered

in accordance with Section 514A-11(3) of the Hawaii Revised Statutes, and shall include a complete set of floor plans of such apartment as so altered certified as built by a registered architect or professional engineer. Such amendment shall also include the consent thereto of the holder of any recorded mortgage of the apartment involved. Such alteration of the plans of an apartment shall be subject to the prior approval thereof by the Board and by the appropriate agencies of the State of Hawaii and the City and County of Honolulu; provided, however, such consent by the Board shall not be withheld if the plans therefor have been approved by the architecture committee of Jack Ward, 4111 Hobron Lane #323, Honolulu, Hawaii and Sam Daily, 45-1045 Kamehameha Highway, #100, Kaneohe, Hawaii, as maintaining the contemporary Hawaiian atmosphere of the project. Such alteration of the plans of an apartment may decrease or increase the size of such apartment, provided that the same shall not extend or place the apartment outside of the limits of the Lot upon which the apartment is build as designated on the condominium file plan; and provided, further, that no such alteration of the plans of an apartment shall be allowed hereunder without the unanimous consent of the Board if the same increases the height of such apartment by more than three feet. Before commencing or permitting construction on any such alteration of an apartment, the apartment owner thereof shall obtain and deposit with the Secretary a bond or certificate thereof, naming all apartment owners as dual obligees, in a penal sum of not less than one hundred percent (100%) of the cost of such construction as the same may change from time to time and with a corporate surety authorized to do business in Hawaii, guaranteeing performance of such construction free and clear of all mechanics' and materialmen's liens arising under Section 514A-16 of the Hawaii Revised Statutes.

COMMON ELEMENTS. One freehold estate is designated in all of the remaining portions of the project, herein called "common elements", including specifically but not limited to:

1. The land in fee simple;
2. All roads, driveways and parking areas;
3. All pipes, cables, conduits, ducts, electrical equipment, wiring 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, gas, water, sewer, telephone and television signal distribution, if any.
4. Any and all portions of the project not deemed to be included as an apartment space shall be included as common elements.

LIMITED COMMON ELEMENTS: Certain parts of the common elements herein 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:

The Lot upon which the respective apartment is built shall be appurtenant to and for the exclusive use of such apartment, being designated on said condominium file plan as follows:

Apartment A - Lot designated Unit 1
Apartment B - Lot designated Unit 2

INTEREST TO BE CONVEYED TO PURCHASERS: The Declaration indicates that the purchasers securing an apartment deed will obtain an apartment together with an undivided fifty percent (50%) interest in the common elements of the project. This same percentage interest for each apartment shall be used in determining each purchaser's proportionate share of all common profits and expenses of the project and shall be used for all other purposes including determining the proportionate representation for voting purposes in the Association of Apartment Owners of the project.

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE: The Declaration provides that the apartments shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and personal guests. The apartments may not be used for any other purpose unless consent of the Board of Directors is secured. The owners of the respective apartments shall have the absolute right to lease the same subject to the limitations, restrictions, covenants and conditions of the Declaration.

OWNERSHIP OF TITLE: A Preliminary Title Report dated October 9, 1979 issued by Aloha Title Co., Inc., states that the property is vested in SHERIDAN CHIN FOOK ING, husband of Julia Sia Ing.

ENCUMBRANCES. Said Preliminary Title Report designates the following encumbrances to said subject property:

1. Real Property Taxes for fiscal year 1979-1980. 1st installment paid. 2nd installment due and delinquent after February 20, 1980.
2. Agreement of Sale dated November 30, 1977 by and between SHERIDAN CHIN FOOK ING, husband of Julia Sia Ing, as Seller and LILIPUNA HILL, INC., as Purchaser, recorded as Document No. 848893 in the Office of the Assistant Registrar of the Land Court.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement covering the sale of Apartments A & B dated October 24, 1979, between Developer and ALOHA TITLE CO.,

INC., as Escrow, has been filed with the Commission. On examination, the executed Escrow Agreement is found to be in compliance with Chapter 514A, Hawaii Revised Statutes, and particularly Section 514A-40. Among other provisions, the executed Escrow Agreement states that a purchaser shall deposit in trust all monies under said escrow arrangements with instruction that no disbursement shall be made from such trust funds on behalf of the seller until the contract has become effective and the final public report has issued.

It is incumbent of the purchaser and prospective purchaser to read and understand the Escrow Agreement before signing any sales agreement. Purchasers and prospective purchasers are advised to read with care the provisions of the Escrow Agreement and any sales agreement.

RESERVATIONS BY DEVELOPER:

The developer makes the following reservations concerning the land of the project:

Reservation unto Lilipuna Hill, INC., a Hawaii corporation, its successors and assigns, easements for electrical, gas, communications and other utility purposes and for sewer, drainage and water facilities over, under, along, across and through said parcels of land, together with the right to grant to the State of Hawaii, City and County of Honolulu, Board of Water Supply of the City and County of Honolulu or any other appropriate governmental agency or to any public utility or other corporation easements for such purposes over, under, across, along and through said parcels of land under the usual terms and conditions required by the grantee for such easements rights; provided, however, that such easement rights must be exercised in such manner as not to interfere unreasonably with the use of said project, their heirs, executors, administrators, successors and assigns, and in connection with the installation, maintenance or repair of any facilities pursuant to any of said easements said parcels of land shall be promptly restored by and at the expense of the person owning and exercising such easement rights to their condition immediately prior to the exercise thereof.

Further reservation unto Lilipuna Hill, Inc., a Hawaii corporation, its successors and assigns, the right to grant easements for ingress, egress, rights-of-ways, and any other easement rights for utilities purposes, over and across the common roadway and other necessary land to provide access to and from adjoining land to said property.

Further reservation unto Lilipuna Hill, Inc., a Hawaii corporation, the right to withdraw and merge a portion of the common elements or the entire condominium project with other land or condominium projects. Lilipuna Hill, Inc., may construct another apartment or other structure on such created parcel. Upon the withdrawal and merger

of the common area, the percentage interest of all apartment owners shall be revised accordingly. The area planned for future development is designated as "Condo Lot C", as outlined on condominium map.

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 Developer proposes as initial managing agent: SAM DAILY REALTY, INC., Suite 100, 45-1045 Kamehameha Highway, Kaneohe, Hawaii 96744, telephone: 235-6666.

NOTE: Developer advises that no representations or references will be made to either purchasers or prospective purchasers concerning rental of the apartment, income from the apartment or any other economic benefit to be derived from the rental of the apartment, including but not limited to, any reference or representation to the effect that Developer or the Managing Agent of the project will provide, directly or indirectly, any services relating to the rental or sale of the apartment, or as to possible advantages from the rental of an apartment under federal or state tax laws. Rental of the apartments and the provision of management services in connection therewith is and shall be the sole responsibility of the purchaser.

STATUS OF PROJECT: The Developer currently estimates that construction of the Project will commence in February, 1980 and will be completed in September, 1980.

The purchaser and prospective purchasers should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted November 5, 1979, and information subsequently filed as of January 29, 1980.

This PRELIMINARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1199 filed with the Commission on November 5, 1979.

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


AH KAU YOUNG, 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

Registration No. 1199
Date: February 18, 1980