

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

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

ON

Tropicana West (CONVERSION)

94-222, 94-224, 94-230, 94-234, 94-238, 94-242, 94-246,
94-250, 94-254, 94-256, 94-258, 94-260, 94-262, 94-264,
94-266, 94-268, 94-270, 94-272 and 94-274

Leowahine Street, 94-259, 94-263, 94-267 and 94-207

Waipahu Street, Waipahu, Hawaii 96797

Registration No. 1306

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: April 3, 1981

Expires: May 3, 1982

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
MAY 2, 1980 AND ADDITIONAL INFORMATION

SUBSEQUENTLY FILED AS LATE AS APRIL 1, 1981. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report on TROPICANA WEST, Registration No. 1306, dated July 23, 1980, the Developer has prepared, assembled and forwarded additional information to that reported in the Preliminary Public Report.
2. The Developer of the Project has submitted to the Commission for examination all documents and materials 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, Bylaws of the Association of Apartment Owners, and a copy of the Condominium Map) have been recorded in the Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime dated March 25, 1981, together with the Bylaws of the Association of Apartment Owners, was recorded in the Bureau of Conveyances of the State of Hawaii in Book 15442, Page 229. Condominium Map No. 800 has been assigned to the Project.
4. No preliminary advertising and promotional materials have been submitted to the Commission pursuant to rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the rules and regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.
6. This Final Public Report is made a part of the registration of TROPICANA WEST condominium Project. The Developer is responsible for placing this Final Public Report (white paper stock), the Preliminary Public Report (yellow paper stock) and the Disclosure Abstract in the hands of all purchasers and prospective purchasers, and for securing a signed copy of the receipt(s) therefor.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, April 3, 1981, unless a Supplementary Public Report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The Developer has informed the Commission that there are no changes in the information set forth in the Commission's

Preliminary Public Report issued on July 23, 1980, except as hereinbelow set forth:

LOCATION:

This item is corrected to reflect that the land submitted to the Horizontal Property Regime is approximately 794,940 square feet, and to add another address, being 94-256 Leowahine Street, Waipahu, Hawaii 96797.

DESCRIPTION OF THE PROJECT:

Paragraph "I. GENERAL DESCRIPTION OF BUILDINGS AND IMPROVEMENTS", subparagraph "D. OTHER COMMON FACILITIES," shall be deleted in its entirety and the following shall be substituted therefor:

"D. COURTYARD. Courtyards adjoin all Apartments, and each courtyard is reserved for the exclusive use of the Apartment which adjoins it, as shown on the Condominium Map, and as further described as follows:

<u>APT. NO.</u>	<u>APARTMENT GROSS AREA IN APPROX. SQ. FT.</u>	<u>COURTYARD GROSS AREA IN APPROX. SQ. FT. (LIMITED COMMON ELEMENT)</u>	<u>TOTAL</u>
1	998	273	1,271
2	882	85	967
3	882	85	967
4	998	445	1,443
5	882	128	1,010
6	882	136	1,018
7	882	136	1,018
8	882	128	1,010
9	882	130	1,012
10	882	255	1,137
11	882	255	1,137
12	882	240	1,122
13	882	240	1,122
14	882	255	1,137
15	882	255	1,137
16	882	255	1,107
17	882	120	1,002
18	882	120	1,002
19	882	160	1,042
20	882	170	1,052
21	882	240	1,122
22	882	255	1,137
23	882	255	1,137
24	882	240	1,122
25	882	240	1,122
26	882	255	1,137
27	882	255	1,137
28	882	240	1,122
29	882	160	1,042
30	882	170	1,052
31	882	170	1,052
32	882	160	1,042
33	882	160	1,042
34	882	170	1,052
35	882	170	1,052

<u>APT. NO.</u>	<u>APARTMENT GROSS AREA IN APPROX. SQ. FT.</u>	<u>COURTYARD GROSS AREA IN APPROX. SQ. FT. (LIMITED COMMON ELEMENT)</u>	<u>TOTAL</u>
36	882	160	1,042
37	882	160	1,042
38	882	170	1,052
39	882	170	1,052
40	882	160	1,042
41	998	315	1,313
42	882	85	967
43	882	85	967
44	998	338 and 55	1,391
45	998	343	1,341
46	882	170	1,052
47	882	170	1,052
48	998	389	1,387
49	882	160	1,042
50	882	170	1,052
51	882	170	1,052
52	882	160	1,042
53	882	160	1,042
54	882	170	1,052
55	882	170	1,052
56	882	160	1,042
57	882	240	1,122
58	882	255	1,137
59	882	255	1,137
60	882	240	1,122
61	882	192	1,074
62	882	204	1,086
63	882	204	1,086
64	882	192	1,074
65	882	255	1,107
66	882	255	1,137
67	882	255	1,137
68	882	240	1,122
69	882	128	1,010
70	882	136	1,018
71	882	136	1,018
72	882	120	1,002
73	998	609	1,607
74	882	153	1,035
75	882	153	1,035
76	998	507	1,505
77	882	160	1,042
78	882	170	1,052
79	882	170	1,052
80	882	150	1,032
81	998	448	1,446
82	882	136	1,018
83	882	170	1,052
84	882	160	1,042
85	882	136	1,018
86	998	484	1,482
87	882	160	1,042
88	882	170	1,052
89	882	170	1,052

<u>APT. NO.</u>	<u>APARTMENT GROSS AREA IN APPROX. SQ. FT.</u>	<u>COURTYARD GROSS AREA IN APPROX. SQ. FT. (LIMITED COMMON ELEMENT)</u>	<u>TOTAL</u>
90	882	150	1,032
91	882	160	1,042
92	882	170	1,052
93	882	170	1,052
94	882	160	1,042
95	882	160	1,042
96	882	170	1,052
97	882	170	1,052
98	882	160	1,042
99	882	192	1,074
100	882	204	1,086
101	882	204	1,086
102	882	192	1,074
103	882	240	1,122
104	882	255	1,137
105	882	255	1,137
106	882	240	1,122
107	882	160	1,042
108	882	170	1,052
109	882	170	1,052
110	882	160	1,042
111	882	160	1,042
112	882	170	1,052
113	882	170	1,052
114	882	160	1,042
115	882	240	1,122
116	882	255	1,137
117	882	255	1,137
118	882	240	1,122
119	998	358	1,356
120	882	170	1,052
121	882	170	1,052
122	998	420	1,418
123	882	96	978
124	882	102	984
125	882	102	984
126	882	96	978
127	882	128	1,010
128	882	136	1,018
129	882	136	1,018
130	882	128	1,010
131	998	320	1,318
132	882	136	1,018
133	882	136	1,018
134	882	136	1,018
135	882	136	1,018
136	998	233	1,231
137	882	112	994
138	882	119	1,001
139	882	119	1,001
140	882	112	994
141	882	160	1,042
142	882	170	1,052
143	882	170	1,052

<u>APT. NO.</u>	<u>APARTMENT GROSS AREA IN APPROX. SQ. FT.</u>	<u>COURTYARD GROSS AREA IN APPROX. SQ. FT. (LIMITED COMMON ELEMENT)</u>	<u>TOTAL</u>
144	882	160	1,042
145	882	128	1,010
146	882	136	1,018
147	882	136	1,018
148	882	128	1,010
149	882	192	1,074
150	882	204	1,086
151	882	204	1,086
152	882	180	1,062
153	998	245	1,243
154	882	119	1,001
155	882	119	1,001
156	882	119	1,001
157	882	119	1,001
158	998	357	1,355
159	882	128	1,010
160	882	136	1,018
161	882	136	1,018
162	882	128	1,010
163	882	128	1,010
164	882	136	1,018
165	882	136	1,018
166	882	128	1,010
167	882	120	1,002
168	882	136	1,018
169	882	136	1,018
170	882	128	1,010
171	998	420	1,418
172	882	170	1,052
173	882	170	1,052
174	998	292	1,290
175	882	128	1,010
176	882	136	1,018
177	882	136	1,018
178	882	128	1,010
179	882	128	1,010
180	882	201	1,083
181	882	201	1,083
182	882	128	1,010
183	882	160	1,042
184	882	170	1,052
185	882	170	1,052
186	882	160	1,042
187	882	104	986
188	882	110	992
189	882	110	992
190	882	160	1,042
191	998	282	1,280
192	882	102	984
193	882	102	984
194	882	102	984
195	882	102	984
196	998	170 and 125	1,293
197	882	160	1,042

<u>APT. NO.</u>	<u>APARTMENT GROSS AREA IN APPROX. SQ. FT.</u>	<u>COURTYARD GROSS AREA IN APPROX. SQ. FT. (LIMITED COMMON ELEMENT)</u>	<u>TOTAL</u>
198	882	170	1,052
199	882	170	1,052
200	882	150	1,032
201	882	160	1,042
202	882	170	1,052
203	882	170	1,052
204	882	160	1,042
205	882	135	1,017
206	882	214	1,096
207	882	214	1,096
208	882	144	1,026
209	882	144	1,026
210	882	153	1,035
211	882	153	1,035
212	882	144	1,026
213	998	380	1,378
214	882	136	1,018
215	882	136	1,018
216	882	136	1,018
217	882	85	967
218	998	124	1,122
219	882	150	1,032
220	882	170	1,052
221	882	170	1,052
222	882	160	1,042
223	998	420	1,418
224	882	170	1,052
225	882	170	1,052
226	998	420	1,418
227	882	160	1,042
228	882	170	1,052
229	882	170	1,052
230	882	160	1,042
231	882	160	1,042
232	882	170	1,052
233	882	170	1,052
234	882	150	1,032
235	882	160	1,042
236	882	170	1,052
237	882	170	1,052
238	882	160	1,042
239	882	160	1,042
240	882	170	1,052
241	882	170	1,052
242	882	150	1,032
243	882	150	1,032
244	882	170	1,052
245	882	170	1,052
246	882	160	1,042
247	882	150	1,032
248	882	170	1,052
249	882	170	1,052
250	882	160	1,042
251	882	150	1,032

<u>APT. NO.</u>	<u>APARTMENT GROSS AREA IN APPROX. SQ. FT.</u>	<u>COURTYARD GROSS AREA IN APPROX. SQ. FT. (LIMITED COMMON ELEMENT)</u>	<u>TOTAL</u>
252	882	170	1,052
253	882	170	1,052
254	882	160	1,042
255	882	160	1,042
256	882	170	1,052
257	882	170	1,052
258	882	160	1,042
259	882	160	1,042
260	882	170	1,052
261	882	170	1,052
262	882	160	1,042
263	882	160	1,042
264	882	170	1,052
265	882	170	1,052
266	882	160	1,042
267	882	240	1,122
268	882	255	1,137
269	882	255	1,137
270	882	240	1,122
271	882	160	1,042
272	882	170	1,052
273	882	170	1,052
274	882	160	1,042
275	882	128	1,010
276	882	184	1,066
277	882	176	1,058
278	882	96	978
279	882	128	1,010
280	882	136	1,018
281	882	136	1,018
282	882	128	1,010
283	882	150	1,032
284	882	170	1,052
285	882	170	1,052
286	882	160	1,042
287	882	176	1,058
288	882	219	1,101
289	882	222	1,104
290	882	165	1,047
291	882	160	1,042
292	882	170	1,052
293	882	170	1,052
294	882	150	1,032
295	882	96	978
296	882	102	984
297	882	102	984
298	882	96	978
299	882	160	1,042
300	882	170	1,052
301	882	170	1,052
302	882	160	1,042
303	882	160	1,042
304	882	170	1,052
305	882	170	1,052

<u>APT. NO.</u>	<u>APARTMENT GROSS AREA IN APPROX. SQ. FT.</u>	<u>COURTYARD GROSS AREA IN APPROX. SQ. FT. (LIMITED COMMON ELEMENT)</u>	<u>TOTAL</u>
306	882	150	1,032
307	998	717	1,715
308	882	218	1,100
309	882	218	1,100
310	882	218	1,100
311	882	144	1,026
312	998	628	1,626
313	998	811	1,809
314	882	323	1,205
315	882	293	1,175
316	998	537	1,535
317	882	160	1,042
318	882	249	1,131
319	882	249	1,131
320	882	160	1,042
321	882	240	1,112
322	882	255	1,137
323	882	170	1,052
324	882	150	1,032
325	882	176	1,058
326	882	187	1,069
327	882	187	1,069
328	882	176	1,058
329	882	160	1,042
330	882	215	1,097
331	882	215	1,097
332	882	160	1,042
333	882	160	1,042
334	882	170	1,052
335	882	170	1,052
336	882	160	1,042
337	882	105	987
338	882	112	994
339	882	112	994
340	882	105	987
341	998	650	1,648
342	882	76	958
343	882	76	958
344	998	570	1,568
345	882	88	970
346	882	93	975
347	882	93	975
348	882	88	970
349	882	160	1,042
350	882	170	1,052
351	882	170	1,052
352	882	150	1,032
353	882	160	1,042
354	882	215	1,097
355	882	215	1,097
356	882	160	1,042
357	882	160	1,042
358	882	170	1,052
359	882	170	1,052

<u>APT. NO.</u>	<u>APARTMENT GROSS AREA IN APPROX. SQ. FT.</u>	<u>COURTYARD GROSS AREA IN APPROX. SQ. FT. (LIMITED COMMON ELEMENT)</u>	<u>TOTAL</u>
360	882	160	1,042
361	998	584	1,582
362	882	144	1,026
363	882	190	1,072
364	882	204	1,086
365	882	204	1,086
366	998	737	1,735
367	882	150	1,032
368	882	170	1,052
369	882	170	1,052
370	882	160	1,042
371	882	225	1,107
372	882	255	1,137
373	882	255	1,137
374	882	240	1,122
375	882	144	1,026
376	882	204	1,086
377	882	255	1,137
378	882	288	1,170
379	882	240	1,122
380	882	204	1,086
381	882	153	1,035
382	882	144	1,026
383	882	120	1,002
384	882	160	1,042
385	882	204	1,086
386	882	128	1,010
387	882	160	1,042
388	882	170	1,052
389	882	170	1,052
390	882	160	1,042
391	882	160	1,042
392	882	170	1,052
393	882	170	1,052
394	882	160	1,042
395	882	128	1,010
396	882	136	1,018
397	882	136	1,018
398	882	128	1,010
399	882	240	1,122
400	882	255	1,137
401	882	255	1,137
402	882	240	1,112
403	882	96	978
404	882	102	984
405	882	102	984
406	882	90	972

"E. OTHER COMMON FACILITIES. The Project also includes an outdoor swimming pool, an outdoor wading pool, and a building which houses a laundry area and maintenance area on the ground floor and an area for recreation and office space on the second floor."

Paragraph "II. DESCRIPTION OF APARTMENTS" shall be amended to state (1) that only parking space No. Q336 shall be appurtenant to Apartment No. 344, and that Apartment No. 313 shall have appurtenant to it parking space Nos. R355, B22, F87, F90, G98, G113, H121, H131, O277, O286, P309, N313, N314, N315, N316, N317, N318, N319, N320, N321, N322, N323, N324, T386 and T393, and (2) that the parking space appurtenant to Apartment No. 136 shall be corrected to read "J159" instead of "I159".

COMMON ELEMENTS: Under the heading "COMMON ELEMENTS", subparagraph b. and c. shall be deleted in their entirety and the following shall be substituted therefor:

"b. All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter and loadbearing walls, chases and roots;

"c. All yards, courtyards (a "courtyard" is an area which substantially adjoins an Apartment and which is circumscribed by fences and the Apartment, as shown on the Condominium Map), grounds, landscaping, recreational facilities, including the outdoor swimming pool, wading pool, and recreational building;"

LIMITED COMMON ELEMENTS: All items under this heading shall be deleted in their entirety and the following shall be substituted therefor:

"Certain parts of the common elements, herein called 'limited common elements', are set aside and reserved for the exclusive use of certain Apartments, and such Apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The Declaration provides that the limited common elements so set aside and reserved are as follows:

"a. The parking spaces which are numbered and shown on the Condominium Map are each designated limited common elements. Each Apartment shall have appurtenant to it for its exclusive use the parking space(s) designated as appurtenant to such Apartment, as shown hereinabove. Each Apartment shall always have at least one (1) parking space appurtenant to it, but otherwise parking space(s) may be transferred from Apartment to Apartment in the Project or dedicated to the Association as a common element as more particularly set forth in the Declaration or as provided by law.

"b. Any concrete slab adjoining the side and/or back of any Apartment, as shown on the Condominium Map, shall be appurtenant to and limited to the exclusive use of such adjoining Apartment. If the concrete slab adjoins two Apartments, the portion of the slab on the

side of the Apartment in question as divided by the extension of the center line of the common wall between the two Apartments shall be appurtenant to and limited to the exclusive use of that Apartment.

"c. Each courtyard substantially adjoining an Apartment, as shown on the Condominium Map, is appurtenant to and shall be for the exclusive use of that particular Apartment. The Apartment owner is permitted to use the appurtenant courtyard(s), including the surfaces of the fences facing that courtyard(s), subject to the provisions and limitations contained in the Declaration, Bylaws, and Rules and Regulations."

PURPOSES AND RESTRICTIONS: The last two sentences of the first paragraph under this heading shall be amended to read as follows:

"Except for such transient or hotel purposes, the owners of the respective Apartments shall have the right to occupy and use such Apartments for residential purposes, subject to the provisions of the Declaration, Bylaws, and as further provided in the Declaration and Bylaws. The maximum number of individuals permitted to reside in or occupy the Apartments shall be as follows: for two-bedroom Apartments, 5 individuals; and for three-bedroom Apartments, 7 individuals."

OWNERSHIP OF TITLE: In the first sentence under this heading, the words "The title insurance policy issued by Lawyers Title Insurance Corporation, dated June 30, 1980" shall be deleted and the following shall be substituted therefor: "The Preliminary Report dated February 13, 1981, issued by Long & Melone, Ltd."

ENCUMBRANCES AGAINST TITLE: In the first sentence under this heading, the words "The title insurance policy issued as of June 30, 1980" shall be deleted and the following shall be substituted therefor: "The Preliminary Report dated February 13, 1981, issued by Long & Melone, Ltd."

Item "5." shall be amended so that on the last line "Page 308" shall be amended to read "Page 122".

The following items shall be added to read as follows:

- "12. THIRD MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT
Mortgagor : Doublepine Corp., a Hawaii corporation
Mortgagee : State Savings and Loan Association
Dated : January 20, 1981
Recorded in the Bureau of Conveyances in Book 15352, Page 488.
- "13. LESSOR'S CONSENT AND ESTOPPEL CERTIFICATE dated February 4, 1981, recorded in Book 15352, Page 528, by Caroline J. Robinson Limited Partnership, a Hawaii limited partnership, et al.

"14. FINANCING STATEMENT

Debtor : Doublepine Corp.
Secured Party : State Savings and Loan Association

Recorded February 13, 1981 in the Bureau of Conveyances in Book 15352, Page 518.

"15. ASSIGNMENT OF LOAN by and between State Savings and Loan Association, and Coast Federal Savings and Loan Association, dated January 20, 1981, recorded in Book 15352, Page 546. Assigns foregoing Third Mortgage, Security Agreement and Financing Statement together with promissory note of even date &c.

"16. AMENDMENT OF MORTGAGE dated January 20, 1981, recorded in Book 15352, Page 550. Amends Mortgage recorded in Book 14830, Page 522, as assigned.

"17. AMENDMENT OF NOTE AND SECOND MORTGAGE dated January 20, 1981, recorded in Book 15352, Page 555. Amends Second Mortgage recorded in Book 14830, Page 567 and promissory note of even date."

NOTE: The Developer has advised the Commission that the Master Leases have been amended by documents each dated March 25, 1981, and recorded in the Bureau as aforesaid in Liber 15442, page 209, and Liber 15442, page 219, respectively.

PURCHASE MONEY HANDLING: A newly executed Escrow Agreement with Long & Melone Escrow, Ltd., dated February 11, 1981, supersedes and replaces the prior agreement dated July 8, 1980. Said agreement is basically identical to that submitted earlier.

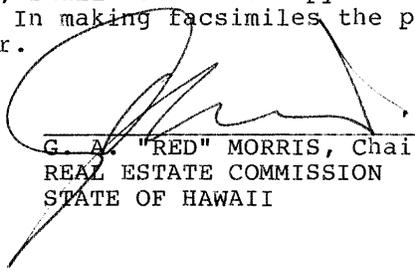
At the end of the first paragraph the following shall be added:

"Because there will be two basic types of sales programs, one involving an Apartment Sublease issued directly by Developer to the purchaser, and the other by way of an Agreement of Sale made between Doublepine Service Corp., a wholly owned subsidiary of Developer, as vendor, and the purchaser, as vendee, there are two (2) forms of the Sales Contract. The basic provisions of both Sales Contracts are identical, except for differences required by the Agreement of Sale program. The Sales Contract for an Agreement of Sale will always have an addendum which will contain the precise payment provisions. The following paragraphs should be read in reference to both types of sales programs."

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 May 2, 1980, and additional information subsequently filed as late as April 1, 1981.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1306 filed with the Commission on May 2, 1980.

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G. A. "RED" MORRIS, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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Registration No. 1306

April 3, 1981