

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION

DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS

STATE OF HAWAII

1010 RICHARDS STREET

P. O. BOX 3469

HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

LEILEHUA HOMES
1973 and 1975 ALAI PLACE
WAHIAWA, OAHU, HAWAII

REGISTRATION NO. 1400 (Conversion)

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: June 26, 1984
Expires: July 26, 1985

SPECIAL ATTENTION

A comprehensive reading of this report by the prospective purchaser is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MARCH 12, 1981 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF June 8, 1984. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report on November 30, 1981, on LEILEHUA HOMES, Registration Number 1400, the Developer reports that certain changes have been made in the project. This Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of the LEILEHUA HOMES 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 and updated Disclosure Abstract and securing a signed receipt therefor.
2. The Developer of the Project has submitted to the Commission for examination all documents deemed necessary for the registration of this condominium project and the issuance of this Final Public Report.
3. The Developer advises that the Declaration of Horizontal Property Regime and By-Laws of the Association of Apartment Owners were recorded in the Bureau of Conveyances of the State of Hawaii in Libers 17857 and 17857, Pages 428 and 457, respectively, on May 9, 1984. The Condominium Map has been filed in said Bureau as Map No. 904.
4. 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.
5. This Final Public Report automatically expires thirteen (13) months after the date of issuance, June 26, 1984, unless a Supplementary Public Report is issued, or the Commission, upon review of the registration, issues an order extending the effective date of this report.
6. No advertising or promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.

The information in the Preliminary Public Report of November 30, 1981, under the topical headings DEVELOPER, OWNERSHIP OF TITLE, and ENCUMBRANCES AGAINST TITLE has been changed. In addition, the Disclosure Abstract has been updated to reflect current estimated maintenance fees. The Developer reports that no other information in the Preliminary Public Report has changed.

DEVELOPER: W.I.M.E. Corporation, a Hawaii corporation, 4128 Black Point Place, Honolulu, Hawaii 96816; Telephone (808) 732-5757.

The officers of the corporation are as follows:

President	Winston Mirikitani
Vice President	Irene Mirikitani
Vice President	Eleanor Mirikitani
Secretary/Treasurer	Marian Mirikitani

OWNERSHIP OF TITLE: A Preliminary Title Report issued on May 29, 1984, by American Pacific Title Company, Inc. certifies that title to the property was conveyed by Chiyoko Mirikitani and Winston Mirikitani, Trustees under that certain Revocable Trust of Isami Mirikitani dated July 29, 1977, and Chiyoko Mirikitani, Trustee under that certain Declaration of Revocable Trust of Chiyoko Mirikitani dated September 6, 1977, to W.I.M.E. Corporation (the Developer), by Deed effective September 1, 1983, signed December 5, 1983, and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 17857, Page 414.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Title Report dated May 29, 1984, states that title to the property is subject only to the following encumbrances:

1. Any taxes that may be due and owing and a lien on the land, reference is hereby made to the Office of the Director of Finance, City and County of Honolulu, Hawaii.
2. WATER RIGHTS as contained in that certain instrument dated April 18, 1903, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 266, Page 26, to which reference is hereby made.
3. Purchase Money Mortgage dated December 5, 1983, but effective September 1, 1983, recorded in the Bureau of Conveyances, State of Hawaii, in Liber 17857, Page 49.

Mortgagor: W.I.M.E. Corporation, a Hawaii corporation.

Mortgagee: Chiyoko Mirikitani and Winston Mirikitani, Trustees under Revocable Trust of Isami Mirikitani dated July 29, 1977; and Chiyoko Mirikitani, Trustee under Declaration of Revocable Trust of Chiyoko Mirikitani dated September 6, 1977.

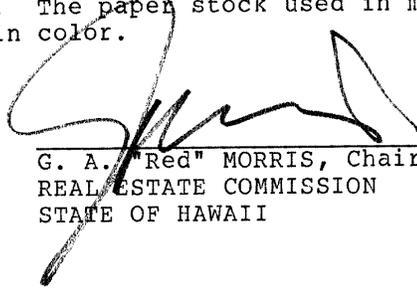
4. Covenants, conditions, restrictions, reservations, agreements, obligations, provisions, easements and By-Laws set forth in the Declaration of Horizontal Property Regime dated April 13, 1984, recorded in the Bureau of Conveyances, State of Hawaii, in Liber 17857, Page 428.
5. Condominium Map No. 904, filed in the Bureau of Conveyances, State of Hawaii.

NOTE: The existing mortgage will be satisfied and released prior to the issuance of any apartment deed, with respect to each apartment being conveyed, as required by law.

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, 1981 and information subsequently submitted as of June 8, 1984.

THIS FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1400 filed with the Commission on March 12, 1981.

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



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

Distribution:

DEPARTMENT OF FINANCE, CITY AND COUNTY OF HONOLULU
BUREAU OF CONVEYANCES
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ESCROW AGENT

Registration No. 1400

Date: June 26, 1984