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
LIKINI GARDENS
5240 Likini Street
Honolulu, Hawaii

REGISTRATION NO. 1497
(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: July 21, 1982

Expires: August 21, 1983

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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED APRIL 26, 1982, AND INFORMATION SUBSEQUENTLY FILED AS OF JULY 14, 1982. THE DEVELOPER, NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAWS, HAWAII REVISED STATUTES, CHAPTER 514A, AS AMENDED.

1. LIKINI GARDENS is a fee simple residential condominium project containing twenty-three (23) apartments located in one 3-story building, constructed in 1979. There are 4 one-bedroom and 19 two-bedroom types and a total of 22 parking

stalls (5 compact), all of which will be assigned to apartments.

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 Final Public Report.

3. The basic documents, Declaration of Horizontal Property Regime, executed April 13, 1982, with Bylaws attached, was filed on April 14, 1982, in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1112340, and noted on Transfer Certificate of Title No. 192,186. A copy of the floor plans have been filed as Condominium Map No. 475 in said Office of the Assistant Registrar of the Land Court. Said Declaration was amended by instrument dated April 21, 1982, and filed in said Office of the Assistant Registrar as Document No. 1113450.

4. No advertising and/or promotional material have been submitted pursuant to the Rules and Regulations promulgated by the Real Estate 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 Condominium Rules and Regulations which relate to Horizontal Property Regimes.

6. This Final Public Report is made a part of the registration on LIKINI GARDENS condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and for securing a signed copy of the Receipt therefor.

7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, July 21, 1982, unless a Supplementary Public Report issues, or the Commission, upon the review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: LIKINI GARDENS

LOCATION: The Project is situated at 5240 Likini Street, Honolulu, City and County of Honolulu, State of Hawaii, and has a land area of approximately 12,000 square feet.

TAX MAP KEY: 1st Division, 1-1-58-30.

ZONING: A-3

DEVELOPER: D & W DEVELOPMENT, INC., a Hawaii corporation, whose principal place of business and post office address is

472 Ena Road, Honolulu, Hawaii 96815, and whose telephone number is (808) 949-8038.

The officers and directors of the corporation and their residence addresses are as follows:

WALTER B. W. WONG President, Director	719 Alewa Drirve Honolulu, Hawaii 96817
ELIZABETH TROMBETTA Vice-President, Director	46-112 Ohala Place Kaneohe, Hawaii 96744
DIANE L. WONG Secretary-Treasurer, Director	719 Alewa Drive Honolulu, Hawaii 96817

ATTORNEY REPRESENTING DEVELOPER: Richard B. W. Ing, 15 South King Street, Honolulu, Hawaii 96813; telephone number: (808) 5237541.

DESCRIPTION OF PROJECT: The project consists of 1 three (3) story building containing a total of twenty-three (23) residential apartments and twenty-two (22) paved parking stalls, five of which are for compact cars. The first floor contains one two-bedroom apartment and twenty-two (22) paved parking stalls. The second floor contains nine (9) two-bedroom apartments and two (2) one-bedroom apartments. The third floor contains nine (9) two-bedroom apartments and two (2) one-bedroom apartments. There is no basement or elevator.

Each apartment will bear a three (3) digit number. The first digit will indicate the floor on which the apartment is located. Each floor is connected to the next floor by two separate stairways - one stairway at the front of the building and one stairway at the back of the building.

The building is constructed of reinforced concrete, standard concrete masonry units, reinforced concrete columns and beams, steel beams, glass, aluminum and allied building materials with integrated walls and gympsum interior walls with 1/2" mineral sound board with paint finish. The roof and stairs are reinforced concrete and all ceilings are acoustic blown. The floor of each unit is covered with carpet and/or tile.

There are eight basic types of apartments in the project as follows:

(1) The Type "A" unit consists of one bedroom, living/dining room, kitchen, and one bathroom. The total net living area is 432.5 square feet.

(2) The Type "B" unit consists of one bedroom, living/dining room, kitchen and one bathroom. The total net living area is 461.0 square feet.

(3) Type "C" units consist of two bedrooms, living/dining room, kitchen and one bathroom. The total net living

area is 593.3 square feet. Type "C-1" is identical in area and layout, but is reversed. Type "C-2" is identical is area and layout, but is reversed and flipped (opposite side of building).

(4) Type "D" units consist of two bedrooms, living/dining room, kitchen and one bathroom. The total net living area is 603.0 square feet.

(5) Type "E" units consist of two bedrooms, living/dining room, kitchen, one bathroom, and a lanai. The total net living area is 610.8 square feet, including 31 square feet of lanai.

(6) Type "E-1" units consist of two bedrooms, living/dining room, kitchen, one bathroom and a lanai. The total net living area is 593.0 square feet, including 31 square feet of lanai.

(7) Type "E-2" units consist of two bedrooms, living/dining room, kitchen, one bathroom and a lanai. The total net living area is 610.8 square feet, including 31 square feet of lanai.

(8) Type "E-3" units consist of two bedrooms, living/dining room, kitchen, one bathroom and a lanai. The total net living area is 593.0 square feet, including 31 square feet of lanai.

Each of the apartments in the project is connected to the common elements of the project through stairways, hallways, entries and sidewalks.

All units are furnished with a refrigerator, range/oven, stainless steel sink, garbage disposal, carpets and drapes in the bedrooms and living/dining area, plumbing and lighting fixtures.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floor 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 more than one apartment, the same being deemed common elements. Each apartment shall be deemed to include the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors, ceilings and all fixtures originally installed therein.

The apartment number of each apartment space, its location and model are as shown on Exhibit "A" attached hereto and by reference made a part hereof.

COMMON ELEMENTS: A freehold estate consisting of all remaining portions of the project being described and referred to in the Declaration as "common elements" which definition includes, but is not limited to:

(a) Said land in fee simple.

(b) All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter, party and load-bearing walls, roofs, chases, entries, stairways, walkways, entrances and exits of said building.

(c) All yards, grounds, landscaping, planting areas and all refuse facilities.

(d) All parking areas, driveways and loading areas.

(e) 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.

(f) Any and all other 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: Certain parts of the common elements, 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 limited common elements so set aside and reserved are as follows:

(a) Each apartment shall have appurtenant thereto one parking space (except for Apartment No. 306) as shown on Exhibit "A" attached hereto.

(b) The mailboxes assigned to each apartment shall be limited to the use of such apartment.

(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.

INTEREST TO BE CONVEYED PURCHASER: Each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the project, herein called the "common interest", and the same proportionate share in all common profits and expenses of the project and for all other purposes, including voting, as set forth in Exhibit "A" attached hereto.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The apartment shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests and for no other purpose. The apartment shall not be rented for hotel or transient purposes, which are defined as (a) rental for a period less then thirty (30) days, or (b) any rental in which the occupants of the apartment are provided customary hotel services

such as room service for food and beverage, maid service, laundry and linen or bellboy service, or (c) any time-sharing plan. Except for such transient or hotel purposes and except for time-sharing plans or schemes, the owners of the respective apartments shall have the absolute right to lease such apartments subject to all provisions of the Declaration. The House Rules for the project expressly prohibit pets of any kind except fish in an aquarium.

OWNERSHIP: The Preliminary Title Report prepared by Hawaii Escrow and Title, Inc. dated March 11, 1982, confirms that the fee simple title to the land and improvements are vested in ERNEST KEONG FAT LUM and EILEEN SETSUKO LUM, husband and wife, and BENJAMIN CHONG FAT LUM and DOLORES BOW SEIN LUM, husband and wife, as Tenants in Common. Said land is subject to an Agreement of Sale dated August 9, 1977 between said fee owners and WALTER BOW WO WONG and DIANE LAIMING WONG, husband and wife, which Agremenet of Sale was subsequently amended by document dated July 29, 1981, filed in said Office of the Assistant Registrar of the Land Court as Document No. 1080371. Said Agreement of Sale, as amended, was subsequently assigned to D & W DEVELOPMENT, INC., a Hawaii corporation, the developer herein, by Assignment of Agreement of Sale dated February 1, 1982, filed in said Office of the Assistant Registrar of the Land Court as Document No. 1107840.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Report of March 11, 1982 reflects the following encumbrances:

(1) Real Property taxes as may be due and owing. For further details, check with the Tax Director of the District in which the property is located.

(2) Reservation of all artesian or other underground water rights as contained in Deed dated October 7, 1965 and filed as Document No. 372554, amended by Release filed as Document No. 372562.

(3) Covenants, conditions, restrictions and reservations filed December 1, 1970, as Document No. 520605.

(4) Easement in favor of Hawaiian Electric Company, Inc., filed on December 14, 1976, as Document No. 793945.

(5) Mortgage in favor of Honolulu Federal Savings and Loan Association, filed July 21, 1977, as Document No. 827014.

(6) Said Agreement of Sale, as amended.

NOTE: The above Agreement of Sale must be satisfied and said mortgage must be discharged prior to the initial conveyance of any condominium unit to a purchaser.

PURCHASE MONEY HANDLING: An Escrow Agreement dated April 12, 1982, has been executed and a copy of the same has been filed with the Commission. The Escrow agent is GUARDIAN ESCROW SERVICES, INC. Upon examination, the specimen Deposit Receipt and Sales Contract and the executed Escrow Agreement are found to be consonant with Chapter 514A, Hawaii Revised Statutes, as amended, and particularly Sections 514A-37, 39, 40 and 63 through 514A-66.

The Escrow Agreement provides, in part, that a purchaser under the Sales Contract shall be entitled to refund of all

payments held by Escrow which were paid by such purchaser if purchaser shall so request in writing and Escrow has received a written request from Seller to return to purchaser the funds of such purchaser then held by Escrow. Escrow may deduct from any refund made to a purchaser a sum of $75.00 as and for a cancellation fee, together with the cost of any Credit Reports, Long Distance Telephone Toll charges and other like incidental expenses reasonably incurred on behalf of the purchaser. Except for the cancellation fee, the amount of any such charges to be so deducted shall be given to Escrow by Seller in writing within a reasonable time after the same have been incurred.

Among other provisions, the specimen Deposit Receipt and Sales Contract provides that the Seller has the right and option to cancel this contract by giving written notice to Purchaser if less than 14 apartments in the project are sold by November 1, 1982.

It is incumbent upon the prospective purchaser that he reads with care the Deposit Receipt and Sales Contract and the executed Escrow Agreement. The latter Agreement establishes how the proceeds from the sale of condominium units are placed in trust as well as the retention and disbursement of said funds.

MANAGEMENT AND OPERATIONS: The Bylaws of the Association of Owners vest the Board of Directors with the powers and duties necessary for the administration of the affairs of the project. D & W DEVELOPMENT, INC., the developer, has been identified as the initial managing agent.

STATUS OF THE PROJECT: The project was completed on or about January 3, 1979, as evidenced by a copy of the Certificate of Occupancy submitted to the Commission.

A letter from the Building Department of the City and County of Honolulu, dated June 1, 1981, confirms that the building in the project met all code requirements at the time of construction and no variances or special permits were granted to allow deviations from any applicable codes.

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 April 26, 1982 and information subsequently filed as of July 14, 1982.

THIS FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1497 filed with the Commission on April 26, 1982.

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

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

Distribution:

Department of Finance
Bureau of Conveyances
Planning Department, City and County of Honolulu
Federal Housing Administration
Escrow Agent

REGISTRATION NO. 1497

DATED: July 21, 1982

EXHIBIT "A"

UNIT NO. AND TYPE	DWELLING AREA	LANAI AREA	PARKING STALL NO.	PERCENTAGE OF COMMON ELEMENTS
101 - E	579.8 Sq.Ft. +	31 Sq.Ft.	18	4.6646%
201 - E-2	579.8 Sq.Ft. +	31 Sq.Ft.	1	4.6646%
202 - C-2	593.3 Sq.Ft.	--	11	4.5346%
203 - C-3	593.3 Sq.Ft.	--	21	4.5346%
204 - E-3	562.0 Sq.Ft. +	31 Sq.Ft.	2	4.5346%
205 - A	432.5 Sq.Ft.	--	9	3.5092%
206 - B	461.0 Sq.Ft.	--	20	3.1135%
207 - E	579.8 Sq.Ft. +	31 Sq.Ft.	17	4.6646%
208 - C-1	593.3 Sq.Ft.	--	15	4.5346%
209 - C	593.3 Sq.Ft.	--	4	4.5346%
210 - E-1	562.0 Sq.Ft. +	31 Sq.Ft.	5c (compact)	4.5346%
211 - D	603.0 Sq.Ft.	--	19	4.6111%
301 - E-2	579.8 Sq.Ft. +	31 Sq.Ft.	13c (compact)	4.6646%
302 - C-2	593.3 Sq.Ft.	--	7	4.5346%
303 - C-3	593.3 Sq.Ft.	--	8	4.5346%
304 - E-3	562.0 Sq.Ft. +	31 Sq.Ft.	22	4.5346%
305 - A	432.5 Sq.Ft.	--	16	3.5092%
306 - B	461.0 Sq.Ft.	--	No Stall	2.9077%
307 - E	579.8 Sq.Ft. +	31 Sq.Ft.	12c (compact)	4.6646%
308 - C-1	593.3 Sq.Ft.	--	3c (compact)	4.5346%
309 - C	593.3 Sq.Ft.	--	14	4.5346%
310 - E-1	562.0 Sq.Ft. +	31 Sq.Ft.	10	4.5346%
311 - D	603.0 Sq.Ft.	--	6c (compact)	4.6111%
				100.0000%

CONDOMINIUM DISCLOSURES
PURSUANT TO HRS CHAPTER 514A

1. These disclosures pertain to LIKINI GARDENS, a condominium project located at 5240 Likini Street, Honolulu, Hawaii (T.M.K., 1st Division, 1-1-58-30).

2. The developer of the project is D & W DEVELOPMENT, INC., a Hawaii corporation, whose principal place of business and post office address is 472 Ena Road, Honolulu, Hawaii 96815.

3. The project manager is DIANE WONG, 472 Ena Road, Honolulu, Hawaii 96815. Telephone: 949-8038.

4. A breakdown of the estimated maintenance fees and the monthly estimated cost for each apartment based on generally accepted accounting principals is attached hereto as Exhibit "A" and incorporated herein by reference.

5. There are no warranties against defects of material and workmanship in either individual apartments or common elements, and the purchaser buys his/her unit in an "as is" condition.

6. All of the apartments of the project are to be used for residential purposes. No apartments shall be used for hotel or non-residential purposes.

7. No commercial or other non-residential development is included in the project.

D & W DEVELOPMENT, INC.

By _____
Its President

By _____
Its Secretary

Dated: April 12, 1982

LIKINI GARDENS

Maintenance Schedule for
12 Month Period

Maintenance:	
Refuse	$ 1,500
Janitorial	1,600
Utilities:	
Electricity	1,600
Water	400
Insurance	3,500
Management Fee	3,000
Supplies & Equipment	1,000
Maintenance & Repairs	1,000
Petty Cash	200
Miscellaneous & Contingencies	300
Total Operating Expenses per annum	$ 14,100

The monthly maintenance breadkown for each individual apartment according to the percentage of common interest is as follows:

Apartment Number	Estimated Initial Monthly Maintenance	Apartment Number	Estimated Initial Monthly Maintenance
101	$54.44	301	$54.45
201	$54.45	302	$52.88
202	$52.88	303	$52.88
203	$52.88	304	$52.85
204	$52.85	305	$38.54
205	$38.54	306	$41.09
206	$41.09	307	$54.45
207	$54.44	308	$54.44
208	$54.44	309	$52.88
209	$52.88	310	$52.85
210	$52.85	311	$53.75
211	$53.75		