

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

ON
KOKEA GARDENS
1101, 1103, 1109, 1119, 1129, 1139, 1201,
1209, 1219, 1229, and 1239 Kokea Street
Honolulu, Hawaii

REGISTRATION NO. 1527 (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.

SPECIAL ATTENTION

Issued: April 6, 1983
Expires: May 6, 1984

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 and prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 7, 1983, AND INFORMATION SUBSEQUENTLY SUBMITTED AS OF MARCH 31, 1983. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report of January 26, 1983 on KOKEA GARDENS, Registration No. 1527, the Developer reports that changes have been made to the Project. This Final Public Report amends the Preliminary Public Report becoming a part of the KOKEA GARDENS registration.
2. The Developer of the Project has submitted to the Commission all documents deemed necessary by the Commission for the registration of a condominium project and the issuance of this Final Public Report.

3. The Developer reports that the Declaration of Horizontal Property Regime dated March 8, 1983 and the Bylaws of the Association of Apartment Owners dated March 8, 1983, have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1155849 and Document No. 1155850, respectively. The approved floor plans have also been filed as aforesaid and designated as Condominium Map No. 488.
4. No Advertising or promotional matter have 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 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 Final Public Report expires thirteen (13) months after the date of issuance, April 6, 1983, unless a Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective date of this report.
7. This Final Public Report is made a part of the registration of the KOKEA GARDENS condominium project. The Developer has the responsibility of placing a true copy of this Final Public Report (white paper stock) together with the Preliminary Public Report (yellow paper stock) and Amended Disclosure Abstract in the hands of all purchasers and securing a signed copy of the receipt therefor.

The information in the topical headings OWNERSHIP OF TITLE, ENCUMBRANCES and STATUS OF PROJECT have been altered as follows. Information disclosed in the remaining topical headings have not been disturbed.

OWNERSHIP OF TITLE: A Preliminary Report, dated March 10, 1983, issued by Title Guaranty of Hawaii, Inc., states that the Developer has acquired Lease No. 11,392 by Assignment of Lease dated February 3, 1983 and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1154268.

ENCUMBRANCES: Said Preliminary Report states that title to the property is subject to the following encumbrances:

1. For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, First Division, Island of Oahu, Hawaii.

2. Lease No. 11,392, dated April 1, 1959, between the Trustees of the Estate of Bernice Pauahi Bishop and Hirano Development Company, filed in the Office of the

Assistant Registrar of the Land Court of the State of Hawaii
as Document No. 253209.

3. Assignment of Lease dated February 3, 1983,
referred to under the topical heading, OWNERSHIP OF TITLE.

4. Leasehold Mortgage, Security Agreement and
Financing Statement, dated February 25, 1983, between the
Developer and American Savings and Loan Association, filed
as Document No. 1154270.

5. Declaration of Horizontal Property Regime and
the Bylaws of Association of Apartment Owners, both dated
March 8, 1983, filed in the Office of Assistant Registrar of
the Land Court of the State of Hawaii as Document No.
1155849 and Document No. 1155850, respectively. Condominium
Map designated as No. 488.

NOTE: The Mortgage mentioned in Item 4 will be released at
the time the Apartment Leases for the Project are issued to
apartment purchasers.

STATUS OF PROJECT: The Developer advises that all repair
work to the Project, which is described in Paragraph 4 of the
Sales Contract, has commenced. The Developer estimates that
such repair work should be completed by May 15, 1983.

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 Inten-
tion submitted January 7, 1983, and additional information
subsequently submitted March 31, 1983.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC
REPORT is made a part of REGISTRATION NO. 1527 filed with
the Commission on January 7, 1983.

The report, when reproduced, shall be a true copy of the
Commission's Public Report. Paper stock used in making
facsimiles 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
Escrow Agent
Federal Housing Administration

Registration No. 1527

April 6, 1983.

KOKEA GARDENS

AMENDED DISCLOSURE ABSTRACT

(Section 514A-16, HRS)

Kokea Development Co., Inc., the Developer of the Kokea Gardens condominium project, hereby amends the Disclosure Abstract, dated January 4, 1983 as follows:

1. A letter attached to the Disclosure Abstract from Tanimura & Associates, Inc. has been revised to disclose that the Project contains eleven (11) buildings instead of twelve (12) buildings. A copy of the revised letter is attached hereto.

Except for the foregoing amendment, the Disclosure Abstract shall remain unmodified.

Dated: March 1, 1983

December 14, 1982

Mr. Tom Shiraki
Ernest Hara & Associates, Inc.
1010 S. King Street, Suite 803
Honolulu, HI 96814

Dear Tom:

Re: Kokea Garden Apartments
Structural Inspection Report

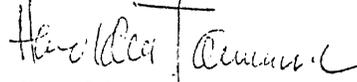
The Kokea Garden Apartments consist of 11, 3 floors reinforced concrete and hollow masonry unit buildings. The original plans are dated 1959, bearing the stamp of Ernest Hara, Architect. The buildings were visually inspected on December 10, 1982 with Mr. Ron Hewlett of Cen Pac Properties, Inc., Manager of these buildings.

The buildings are 113' x 26'. End walls are 8" reinforced concrete and interior floor supports are 3 rows of concrete columns spaced at 14'-0" per row. Floor and roof slabs are reinforced concrete. There are cantilevered corridors and lanais at the front and back and stairways are at both ends of the buildings.

Some buildings especially those along the south boundary have settled a few inches. This settlement is believed to have occurred early during construction stage. By now after more than 20 years, the settlement is believed to be complete.

In spite of settlement, the buildings show no sign of distress because of it and other than minor shrinkage cracks and concrete popping due to rusting of railing post at corridor and lanai, the buildings are apparently in good condition.

Sincerely yours,


Harold M. Tanimura

HMT:dlb