

# 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

1808 WAIOLA  
1808 Waiola Street  
Honolulu, Oahu, Hawaii

REGISTRATION NO. 1605 (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 10, 1984

EXPIRES: August 10, 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 ON THE REQUIRED NOTICE OF INTENTION SUBMITTED MAY 18, 1984 AND INFORMATION SUBSEQUENTLY FILED AS OF JULY 5, 1984. DEVELOPER IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION ON THE PROJECT, 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 June 15, 1984, on 1808 WAIOLA, Registration No. 1605, the Developer reports that material changes have been made to the Project. This Final Public Report amends the Preliminary Public Report becoming a part of 1808 WAIOLA condominium registration.

2. The Developer of the Project has filed all documents and materials deemed necessary by the Commission for the registration of this condominium Project and the issuance of this Final Public Report.

3. The Developer reports that the Declaration of Horizontal Property Regime and the By-Laws of the Association of Apartment Owners were executed on June 9, 1984, and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii on June 21, 1984, as Document Nos. 1242688 and 1242689, respectively. A copy of the floor plans have been filed as Condominium Map No. 518.

4. No advertising or promotional matter has 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 Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

6. The Developer has the responsibility of placing a true copy of the Final Public Report (white paper stock) and disclosure abstract, together with a copy of the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and of securing a signed copy of a receipt therefor.

7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, July 10, 1984, unless a Supplementary Public Report issues 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 June 15, 1984, except for the changes set forth under the topical headings below.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The House Rules and Regulations have been amended to restrict the number of occupants to no more than three (3)

persons per apartment, and the apartments shall be used for residential purposes and not for business, except that accessory or incidental use of portion of an apartment for study or house office which is appropriate or helpful to the owner's business affairs shall be a permitted use.

OWNERSHIP OF TITLE: An Updated Commitment for Title Insurance issued by T.I. of Hawaii, Inc., dated June 21, 1984, indicates that title to the land is vested in Dennis Tooru Ogoshi, Jean Yukie Ogoshi, Tomiye Okahara Nakamura, Paul Taira Nakaura, Margaret Sumiyo Nakaura, George Mitsugi Tokumi and Ruth Shigeyo Tokumi.

Developer has entered into an Agreement of Sale with the Owners of Title dated June 9, 1984, more particularly described hereinbelow.

ENCUMBRANCES AGAINST TITLE: Said Updated Commitment for Title Insurance dated June 21, 1984, indicates the following encumbrances:

1. Real property taxes that are due and owing; reference is made to the Office of the Director of Finance, City and County of Honolulu.

2. A Mortgage dated February 27, 1976, filed as Land Court Document No. 756054, made by Dennis Tooru Ogoshi and Jean Yukie Ogoshi, husband and wife, Michio Nakamura and Tomiye Okahara Nakamura, husband and wife, Paul Taira Nakaura and Margaret Sumiyo Nakaura, husband and wife, and George Mitsugi Tokumi and Ruth Shigeyo Tokumi, husband and wife, as Mortgagors, to Central Pacific Bank, a corporation organized and existing under the laws of the State of Hawaii, as Mortgagee, in the principal amount of ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$135,000.00).

3. Agreement of Sale dated June 9, 1984, filed as Land Court Document No. 1242547, made by and between DENNIS TOORU OGOSHI and JEAN YUKIE OGOSHI, husband and wife, TOMIYE OKAHARA NAKAMURA, unmarried, PAUL TAIRA NAKAURA and MARGARET SUMIYO NAKAURA, husband and wife, and GEORGE MITSUGI TOKUMI and RUTH SHIGEYO TOKUMI, husband and wife, as Seller, and ABE LEE DEVELOPMENT, INC., a Hawaii corporation, as Purchaser. Purchase Price: \$550,000.00. Consent by CENTRAL PACIFIC BANK, a Hawaii corporation, filed as Land Court Document No. 1242548 (also affects other property).

4. Condominium Map No. 518 filed on June 21, 1984.

5. The covenants, agreements, obligations, conditions and other provisions set forth in Declaration of Horizontal Property Regime dated June 9, 1984, filed

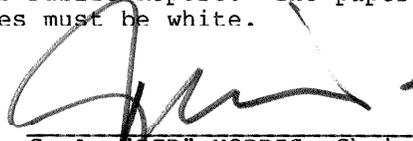
as Land Court Document No. 1242688 and the By-Laws as Land Court Document No. 1242689.

6. Any and all easements encumbering the apartment herein identified and described, and/or the common interest appurtenant thereto, as created by or mentioned in said Declaration, and/or as delineated on said Condominium Map No. 518.

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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 18, 1984, and information subsequently filed as of July 5, 1984.

This is the FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT which is made a part of Registration No. 1605 filed with the Commission on May 18, 1984. This Report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be white.



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

DISTRIBUTION:

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

Registration No. 1605

July 10, 1984