

**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

1673 PAULA DRIVE  
Honolulu, Oahu, Hawaii

Registration No. 1703

**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: November 29, 1985

EXPIRES: December 29, 1986

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 September 9, 1985 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF November 25, 1985. 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. 1673 PAULA DRIVE is a fee simple residential condominium project consisting of two (2) free-standing single family residential structures. House "A" has a garage; House "B" has no garage but has an uncovered area driveway-parking

(consisting of the portion of the driveway appurtenant to it as a limited common element) large enough to accommodate two (2) cars. There are no guest parking stalls.

2. The Developer has filed all documents and exhibits deemed necessary by the Commission for the registration of the condominium project and the issuance of this Final Public Report.
3. No promotional or advertising materials have been submitted pursuant to the Rules and Regulations promulgated by the Commission.
4. The Declaration of Horizontal Property Regime has been filed with the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1308975 and noted on Transfer Certificate of Title No. 270,662, and the Bylaws of the Association of Owners has been filed as aforesaid as Document No. 1308976, and noted on Transfer Certificate of Title No. 270,662. The floor plan has been recorded as aforesaid and is designated as Condominium Map No. 554. The first amendment to the Declaration of Horizontal Property Regime dated October 7, 1985, has been filed as Document No. 1334687.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, November 29, 1985, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.
7. This Final Public Report is made a part of the registration of 1673 PAULA DRIVE condominium project, Registration No. 1703. The Developer is responsible for placing the Final Public Report (white paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.

NAME OF PROJECT: 1673 PAULA DRIVE

LOCATION: The land submitted to the Horizontal Property Regime, approximately 14,805 square feet, is situated at 1673 Paula Drive, Honolulu, Hawaii.

TAX MAP KEY: 3-3-020-018 (Oahu)

ZONING: R-6

DEVELOPER: ROBERT BUCKLEY and GERALD SILVER, whose address is

ATTORNEY REPRESENTING DEVELOPER: Foley, Maehara, Judge, Choi, Nip & Okamura, (George T. Okamura), Suite 2700, 737 Bishop Street, Honolulu, Hawaii 96813, telephone number 526-3011.

DESCRIPTION OF THE PROJECT: The Declaration of Horizontal Property Regime as amended reflects a two (2) Unit fee simple condominium project consisting of two (2) free-standing single family residences principally constructed of wooden walls, roofs and floors, wood or concrete footings on ground floor, wooden balconies (if any) and stairs (if any), gypsum board and allied building materials, each structure being situated on a separate lot.

1. Description of Units.

Each unit consists of that portion of the building containing the Unit which lies within the boundaries of the Unit as shown on said Condominium Map, exclusive of any existing and future pipes, wires, conduits, ducts, vents and other service and utility lines, spaces or equipment which are utilized for or serve more than one Unit or the common areas. The Unit shall be considered to include any door, window, or other closure therein, the footings or slab on which it is constructed, supporting pillars, the exterior walls and roof, all interior walls (whether or not load bearing), ceilings and partitions, and the finished surfaces thereof, interior and exterior, and all fixtures installed therein, the appurtenant balcony (if applicable), the appurtenant entry, and the appurtenant stairs. Where a Unit consists in whole or in part of unenclosed space, the boundary defining such space is the boundary as shown on said Condominium Map.

There are two (2) types of Units. The design plans for the Units are shown on the Condominium Map.

House "A". House "A" consists of three (3) bedrooms, one (1) bath, a living room, a kitchen, and a garage. House "A" contains a covered floor area of approximately 1,187 square feet.

House "B". House "B" consists of four (4) bedrooms, two (2) baths, a living room, a kitchen, and a partially covered deck. House "B" contains a covered floor area of approximately 937 square feet, exclusive of the deck, which is 396 square feet.

The Units in the Project are located as shown on the Condominium Map and are numbered or denominated as shown on the Condominium Map.

Each of the Units has access to the driveway serving the Project and the lot on which the unit is situated.

COMMON ELEMENTS: The common elements (including the limited common elements) consist of all parts of the Property other than the Units, including, without limitation, the following:

- A. The entire land submitted to the horizontal property regime in fee simple;
- B. The yards, grounds and landscaped areas;
- C. The driveways and retaining walls, if any;
- D. Central and appurtenant installations for services such as power, light, gas, water, sewage, t.v., telephone, trash removal and disposal, and like utilities;
- E. All other elements and facilities reasonably and rationally in common use or necessary to the existence, maintenance, or safety of the Project, including easements, if any.

LIMITED COMMON ELEMENTS: Certain parts of the common elements designated "limited common elements" are set aside and reserved for the exclusive use of certain Units and such Units shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are:

1. Each lot upon which each Unit is situated (and all improvements and fixtures thereon) shall be appurtenant to and for the exclusive use of such Unit, being designated on said Condominium Map as follows: House "A" - Lot "A"; House "B" - Lot "B".

2. House "A" shall have exclusive right to use mail box designated as 1673-A, and House "B" shall have the exclusive right to use mail box designated as 1673-B Paula Drive.

INTEREST TO BE CONVEYED TO PURCHASER: Each Unit shall have appurtenant thereto an undivided one-half fractional interest in all common elements of the Project. Such percentage of undivided interest in the common elements appurtenant to each Unit shall be controlling for all purposes, including voting and allocation of common expenses. The said percentage fractional interests are based on the number of Units in the project, and is not based on the relative square footages of the Units.

NOTE: Utilities used in each unit will be separately metered for each unit but all utilities used for common elements, if any, will be provided on a common meter basis.

In the case of the limited common elements, the cost of all utilities and all costs and expenses of maintenance, repair and replacement of, and the making of any improvements to such limited common elements shall be charge to and assessed against the owner(s) of Unit(s) as to which they are appurtenant.

PURPOSE OF UNITS AND RESTRICTION AS TO USE: The Declaration and By-Laws state that the Units shall be occupied and used only for residential purposes, subject to such limitations as may be contained in the Declaration and in the By-Laws and the House Rules which may be adopted or amended from time to time governing the use of the Units and as provided by law. In addition to, and without limitation of the foregoing:

- (1) The Units of the Project shall be used only for residential purposes as stated in the Declaration.
- (2) The common elements and the limited common elements of the Project shall be used only for the purposes for which they were designed.
- (3) The common elements shall not be obstructed at any time and shall be used for no other purpose than for normal purposes for which they are designed.

OWNERSHIP OF LAND: The Developer has filed with the Commission a Preliminary Title Report issued by Title Guaranty of Hawaii, Inc., dated August 29, 1985, which reveals that the ownership of fee simple title is vested in ROBERT BUCKLEY and GERALD SILVER, the Developers.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Title Report reveals that the fee simple title is subject to the following encumbrances:

1. Real Property taxes due and payable, reference is made to Director of Finance, City and County of Honolulu.
2. Easement (area 1,181 square feet) for sanitary sewer purposes as shown on Map 34, as set forth by Land Court Order No. 10842, filed December 19, 1951.
3. Easement (area 733 square feet) for sanitary sewer purposes as shown on Map 35, as set forth by Land Court Order No. 10843, filed December 19, 1951.
4. Grant in favor of the City and County of Honolulu dated March 27, 1952, filed as Land Court Document No. 139511, granting easement to construct, etc., underground sewer pipe lines, etc. under and across Lots 149 and 152.
5. The restrictions, covenants, agreements, obligations, conditions, easements, reservations and other provisions set forth in Declaration of Horizontal Property Regime, dated July 1, 1985, filed as Land Court Document No. 1308975.
6. By-Laws of the Association of Apartment Owners of condominium project known as "1673 Paula Drive", filed as Land Court Document No. 1308976.

PURCHASE MONEY HANDLING: An executed copy of the Escrow Agreement dated September 5, 1985 by and between Title Guaranty Escrow Services, Inc., as Escrow, and the Developer, as Seller, has been submitted to the Real Estate Commission as part of this registration, and has been found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended, particularly with Section 514A-37, 514A-39, 514A-40, 514A-63 and 514A-65. A copy of the Sales Contract has also been submitted to the commission.

The executed Escrow Agreement states in part: that a purchaser shall be entitled to a refund of his funds, and Escrow shall pay the funds to the purchaser, without interest, less Escrow cancellation fee and other costs associated with the purchase (not to exceed \$250), if purchaser requests in writing refund of his funds, provided, one of the following has occurred:

- (a) Developer has requested Escrow in writing to return to Purchaser the funds of Purchaser then being held by Escrow; or
- (b) Purchaser's entitlement to a refund pursuant to Hawaii Revised Statutes Section 514A-62 or 514A-63 is established to the satisfaction of Escrow.

It is incumbent upon purchasers and prospective purchasers to read with care the Sales Contract and the executed Escrow Agreement. The latter establishes how the proceeds from the sale of Units are placed in trust, as well as the retention and disbursement of said trust fund.

MANAGEMENT OF PROJECT: The By-Laws provide that the operation of the project shall be conducted for the Association of Unit Owners under the direction of the Board of Directors, and the Board of Directors may appoint a responsible corporate managing agent. The initial managing agent is PATRICIA CHOI REALTY, INC., Suite 2980, 737 Bishop Street, Honolulu, Hawaii 96813, (808) 531-7531

NOTE: The Bylaws of the project provides that forty-nine percent (49%) constitutes a quorum for Association of Owners' meetings and Board of Directors' meetings, and that a majority of those present may act, in either of said meetings. The Bylaws also provides for a method of resolving a deadlock in any directors' meeting.

STATUS OF PROJECT: The Developer advises that construction has been completed and that this is a conversion of an existing building.

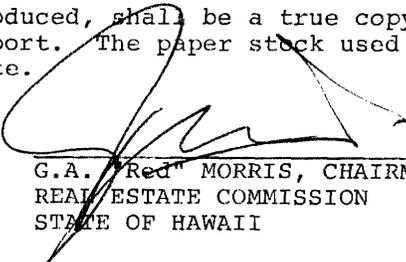
By letter dated April 11, 1985, the Director and Building Superintendent of the City and County of Honolulu has indicated that the dwellings located on the project met all code requirements at the time of construction, and there were no variance or special permits granted to allow deviations from any applicable codes. There may be among other requirements. Zoning codes, building codes and land use laws precluding the purchase of the prospective purchaser from rebuilding or making

changes to the property submitted herein for registration as a condominium project. The purchaser or prospective purchaser should acquaint himself with such requirements at the appropriate government agencies.

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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 by the Developer on September 9, 1985, and additional information submitted as of November 25, 1985.

THIS FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1703, filed with the Commission on September 9, 1985.

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.

  
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. 1703

Dated: November 29, 1985