

# 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

2924 LOOMIS  
2924 Loomis St.  
Honolulu, Hawaii 96822

REGISTRATION NO. 1733 (PARTIAL 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: FEBRUARY 20, 1986  
EXPIRES: MARCH 20, 1987

#### 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 JANUARY 14, 1986, AND INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 12, 1986. THE 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. 2924 LOOMIS is a two-unit, fee simple condominium project consisting of two (2) detached, single-family, wood frame dwellings and four parking stalls. One unit (2924) was built in 1927 and the other (2924A) will be completed in March, 1986.

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

3. The basic documents (Declaration of Horizontal Property Regime and By-Laws of the Association of Owners) were executed on December 4, 1985, and have been recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, as Document Nos. 1341533 and 1341534, respectively. A copy of the floor plans has been filed as Condominium Map No. 568.

4. No advertising or promotional matter has been submitted pursuant to the Rules adopted 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 adopted thereunder which relate to Horizontal Property Regimes.

6. This Final Public Report is made part of the registration of the 2924 LOOMIS condominium project. The Developer has the responsibility of placing a true copy of the Final Public Report (white paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed copy of a receipt therefor.

7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, February 20, 1986, unless a Supplementary Public Report issues or the Commission, upon review of the registration issues an order extending the effective period of this Report.

NAME OF PROJECT: 2924 LOOMIS

LOCATION: The site, consisting of approximately 8,019 square feet, is located at 2924 Loomis Street, Honolulu, Hawaii 96822.

TAX MAP KEY NO.: First Division: 2-9-30-52

ZONING: R-6, Residential District

DEVELOPER: ABE LEE DEVELOPMENT, INC., a Hawaii corporation, whose principal place of business and address is 1946 Young Street, Suite 200, Honolulu, Hawaii 96826. Telephone: (808) 524-3055. The officers are Abraham Lee,

President/Treasurer;                      and                      Sally                      Lee,  
Vice-President/Secretary.

ATTORNEYS REPRESENTING DEVELOPER: LESTER G. L. WONG,  
ATTORNEY AT LAW, A LAW CORPORATION, 165 South King Street,  
Suite 1100, Honolulu, Hawaii 96813 Telephone: (808)  
526-3033

DESCRIPTION OF PROJECT: The Declaration of Horizontal Property Regime and the plans submitted by the Developer indicate a fee simple project consisting of a 8,019 square foot parcel of land, together with two (2) detached, single-family units as hereinafter described. Both units will be single-family residential dwellings constructed principally of wood, glass and allied building materials on concrete spot footings.

Unit 2924 is a two story dwelling, consisting of a living room/dining room, kitchen, three (3) bedrooms and one (1) bathroom on the first floor and an attic on the second story. The net floor area is 1,784 square feet.

Unit 2924 consists of redwood and douglas fir framing, beams and joists supported on post and spot footings. Additional lava rock supports are located at the unit's corners. The walls are of double wall construction, the siding being horizontal lap siding on the exterior and the interior being of gypsum plaster finish. The roof is comprised of wood rafters and beams with nailers and composition shingle covering. The flooring is mainly hardwood type with some use of resilient floor covering in the bathroom and kitchen areas. The windows are mostly sash type with some use of fixed glass and glass jalousies. Adjacent to Unit 2924 is a two car parking pad for the use of 2924.

Unit 2924A will be a two story dwelling, consisting of a living room/dining room, kitchen, three (3) bedrooms and two (2) bathrooms on the second level. The first level is the carport. The net floor area of Unit 2924A will be 967 square feet.

Unit 2924A will consist of wood beams and joists supported on posts with concrete spot footings. The floors will be constructed of plywood and will be covered with wall to wall carpeting. Resilient floor covering will be used in the kitchen and bathrooms. The wall will be of double wall construction with plywood siding on the exterior and gypsum board on the interior. Windows will consist of fixed glass with adjustable glass jalousies below. Some siding and fixed glass to be used in the bathroom and kitchen areas. The roof will be of wood beam and rafter construction with composite shingles on plywood sheathing. A two car carport for Unit 2924A will be located on ground level directly beneath the Unit.

NOTE: Each unit owner has the right to demolish, reconstruct and renovate his unit as provided in Paragraph 21 of the Declaration. Any new or renovated dwelling shall be built in accordance with the zoning ordinances and rules and regulations of the City and County of Honolulu, and shall be subject to the Procedures set forth in Paragraph 21 of the Declaration.

The unit owners also have the right to subdivide or consolidate their units and reapportion the common interest appurtenant thereto upon a duly recorded amendment to the Declaration approved by the vote or written consent of only the unit owners of the subdivided or consolidated units and their mortgagees, all as provided in Paragraph 12 of the Declaration, and provided such subdivision or consolidation is in conformance with County law.

COMMON ELEMENTS: Common elements shall include the limited common elements described below and all other portions of the Property, excluding those items defined as part of any unit, but including the portion of land on which the units are located and all elements mentioned in the Horizontal Property Act which are actually constructed on the land, and specifically shall include but not be limited to:

- A. The land in fee simple;
- B. All yards, grounds, planters and planting areas and landscaping;
- C. The driveway, access areas, and parking areas which are limited common elements to the units;
- D. All electrical and mechanical equipment and wiring and other central appurtenant installations for services, including power, lights and water;
- E. All other parts of the Project existing for the common use where necessary to the existence, maintenance and safety of the Project.

LIMITED COMMON ELEMENTS: Certain parts of the common elements called the "limited common elements" are designated and set aside for the exclusive use of each unit, and each unit shall have appurtenant thereto exclusive easements for the use of such limited common elements. Unless otherwise specified, all costs of every kind pertaining to each limited common element, including but not limited to, costs of landscaping, maintenance, repair, replacement and improvement, shall be borne entirely by the unit to which it is appurtenant. The limited common elements so set aside and reserved are as follows:

- A. The site of each unit consisting of the land beneath and immediately adjacent thereto, as shown and

delineated on said Condominium Map, including without limitation, any private areas, shall be deemed a limited common element for the sole and exclusive use of the unit to which it is appurtenant.

B. Parking under or adjacent to each of the respective units as shown on the Condominium Map.

COMMON INTERESTS: Each dwelling shall have appurtenant thereto an undivided percentage interest in all the common elements of the Project as follows:

<u>Unit No.</u>	<u>Percentage of Common Interest</u>
2924	50%
2924A	50%

Each unit shall have said percentage interest in all common profits and expenses of the Project and for all other purposes, including voting on all matters requiring action by the unit owners.

EASEMENTS: In addition to any easements designated in the limited common elements, the units and common elements shall have and be subject to the following easements:

A. Each unit shall have appurtenant thereto non-exclusive easements in the common elements designed for such purposes for ingress to and egress from and utility services (including but not limited to electricity, water and sewer) for and in support of such units. The Association of Apartment Owners (the "Association") shall have the right, to be exercised by its Board of Directors, to change the use of the common elements or to lease or otherwise use the common elements for the benefit of the Association, all as provided and limited by the Horizontal Property Act, subject to the exclusive use of the limited common elements as provided in the Declaration.

B. If any common element now or hereafter encroaches upon any unit, a valid easement for such encroachment and maintenance thereof, so long as it continues, does and shall exist. If any building or other improvement shall be partially or totally destroyed and then rebuilt, minor encroachments by any common elements upon any apartment or limited common element due to reconstruction, shall be permitted, and valid easements for such encroachments and the maintenance thereof, so long as they continue, shall exist. PROVIDED, that in no event shall a valid easement for encroachment be created in favor of the owner of any unit or in favor of any owner of the common

elements if such encroachment occurred due to the negligence or misconduct of said owner or owners.

C. The Association shall have the right, to be exercised by its Board of Directors or the managing agent, if any, to enter each unit and limited common elements, from time to time, during reasonable hours as may be necessary for the operation of the Project, or at any time for making emergency repairs therein necessary to prevent damage to any unit or common element.

D. The Developer reserves the right to grant to any public or governmental authority rights of ways and other easements, which are for the sole benefit of the Project, or which do not materially interfere with the use nor materially impair the value of, any unit, over, across, under and through the common elements and limited common elements for lines and other transmission facilities and appurtenances for electricity, gas, telephone, water, sewer, drainage, and other public services and utilities, and rights to enter for the purpose of installing, repairing, altering, and removing such lines and facilities and of trimming any trees in the way thereof; PROVIDED, the Association, through the Board of Directors, with the consent or agreement of any holder of any then-existing easement affected thereby, is authorized to grant, convey, transfer, cancel, relocate or deal with any and all such public services and utilities easements now or hereafter located on or affecting the Project.

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE: The Declaration provides that the units of the Project shall be occupied and used only as private residential dwellings by the respective owners thereof, their families, domestic servants, personal guests and tenants, and for no other purposes.

The House Rules provide in part: (1) that no livestock, poultry or other animals or pets whatsoever shall be allowed or kept in any part of the Project, except for one dog or one cat, aquarium fish and a pair of small birds, subject to conditions more particularly set forth in the House Rules; (2) that no inflammable oils or fluids shall be stored in any part of the Project; (3) that all units shall be occupied by no more than five (5) persons for two (2) bedroom units and six (6) persons for three bedroom units; and (4) that running, jumping, skateboarding, bicycling, roller skating and playing of any sort is prohibited in the driveway, parking areas and other common areas of the Project.

OWNERSHIP OF TITLE: A Commitment for Title Insurance issued by TI of Hawaii, Inc., dated December 4, 1985, indicates that title to the land is vested in ABE LEE DEVELOPMENT, INC., a Hawaii corporation, the Developer.

ENCUMBRANCES AGAINST TITLE: Said Commitment for Title Insurance dated December 4, 1985, indicates the following encumbrances:

1. Real Property Mortgage dated July 17, 1979, filed as Document No. 955237 made by Edith Guild Stanley, widow, and Edith Guild Stanley and Robert John Stanley, Trustees of Edith Guild Stanley Trust, as Mortgagor, to United States of America.

2. Real Property Mortgage dated November 7, 1985, filed as Document No. 1333704 made by ABE LEE DEVELOPMENT, INC., a Hawaii corporation, as Mortgagor, to Edith Guild Stanley and Robert John Stanley, Trustees of the Edith Guild Stanley Trust.

3. Real property taxes as may be due. For further information, check with the Tax Assessor, Department of Finance.

In addition, the property is subject to restrictions on use and other restrictions and all other covenants, agreements, obligations, conditions, reservations, easements, and other provisions set forth in Declaration of Horizontal Property Regime and By Laws dated December 4, 1985, respectively filed as Document Nos. 1341533 and 1341534. The Project is covered by Condominium Map No. 956.

PURCHASE MONEY HANDLING: An executed Escrow Agreement dated December 4, 1985, identifies T. I. of Hawaii, Inc. as the escrow agent. Upon examination, the executed Escrow Agreement and specimen sales contract are found to be in conformance with Chapter 514A, Hawaii Revised Statutes, as amended, and particularly §§ 514A-37, 514A-39, 514A-40, 514A-63 and 514A-65. Among other provisions, the Escrow Agreement provides that the escrow agent shall refund to purchaser all of the purchaser's funds, without interest, less a cancellation fee of TWENTY-FIVE AND NO/100 DOLLARS (\$25.00), if purchaser shall request refund of his funds and such refund is permitted by the Escrow Agreement, sales contract or law.

It is incumbent upon the Purchaser and prospective Purchasers to read and understand the Escrow Agreement before executing the sales contract since the Escrow Agreement prescribes the procedure for receiving and disbursing purchaser's funds.

Among other provisions, the specimen sales contract provides that the Developer makes NO WARRANTIES AS TO ANY DEFECTS IN THE UNITS AND THE COMMON ELEMENTS OF THE PROJECT.

NOTE: The Disclosure Abstract, which is attached hereto, provides that the units to be built will have a one year contractor's warranty.

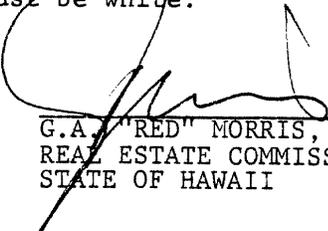
MANAGEMENT OF THE PROJECT: The By-Laws provide that the operation of the Project shall be conducted for the Association of Owners under the direction of its Board of Directors by a responsible managing agent. No managing agent has been appointed as of the date of this Report and none is contemplated since the Declaration provides that the owner of each unit shall be solely responsible for the maintenance, repair, replacement and restoration of such unit, appurtenant limited common elements and its parking area. The Association shall be responsible for all common elements of the Project which are not limited common in nature and fees will then be assessed as necessary. Thus, monthly maintenance fees are not contemplated at this time.

STATUS OF PROJECT: With respect to Unit 2924, which was built in 1927, the Developer has furnished the Commission a letter from the City Building Department dated October 4, 1985 which indicated that the structure met code requirements at the time of construction and that no variances were granted. With respect to Unit 2924A, a building permit for construction thereof has been obtained and is scheduled for completion in March, 1986.

NOTE: There may be regulations, codes and other laws that will preclude a purchaser from rebuilding or changing property that has been converted to a condominium. Therefore, purchasers should first acquaint themselves with such laws at appropriate county 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 January 14, 1986 and information subsequently filed as of February 12, 1986.

This is the FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT which is made a part of Registration No. 1733 filed with the Commission on January 14, 1986. 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  
Bureau of Conveyances  
Planning Department, City and County of Honolulu  
Escrow Agent  
Federal Housing Administration

Registration No. 1733

February 20, 1986

DEVELOPER'S DISCLOSURE ABSTRACT

Name and Address of Project:

Name: 2924 LOOMIS  
Address: 2924 Loomis Street, Honolulu, Hawaii 96822

Name, Address and Telephone Number of Developer and Project Manager

Developer: ABE LEE DEVELOPMENT, INC., a Hawaii Corporation  
1946 Young Street, Suite 200  
Honolulu, Hawaii 96826  
(808) 942-2633  
(Attn.: Abe Lee)

Maintenance Fees: There will be no maintenance fees. All costs of every kind pertaining to each limited common element, including but not limited to costs of landscaping, maintenance, repair, replacement and improvement shall be borne entirely by the unit to which it is appurtenant. All costs pertaining to each common element shall be borne equally by each owner.

Use: The project will contain 2 fee simple units. All of the units shall be used only for residential purposes consistent and in conformance with the aforesaid Declaration.

Warranties: The existing unit 2924 was constructed in 1927. NO WARRANTIES EXIST. NO WARRANTIES FOR FITNESS OR USE OR MERCHANTABILITY OR ANY OTHER ARE MADE AS TO EITHER UNIT 2924 OR COMMON ELEMENTS OF THE PROJECT. PURCHASERS ARE ADVISED TO CONDUCT THEIR OWN INSPECTION OF THE UNITS THEY DESIRE TO PURCHASE. THE UNIT 2924 IS SOLD "AS IS". UNIT 2924A IS TO BE BUILT AND WILL HAVE THE STANDARD CONTRACTOR'S WARRANTIES.

Disclosure: Based upon the report of an independent registered engineer, the Developer represents that the dwelling, unit no. 2924 and all of its structural components and mechanical and electrical installations material to the use and enjoyment of the condominium project are in accordance with the plans and specifications originally filed with the Building Department of the City and County of Honolulu; are in fair condition; and contain the following components: Plumbing and electrical fixtures and related piping and wiring. The developer further represents that the dwelling is constructed of concrete and wood which appear in fair condition. The developer believes that the present condition of all structural components and mechanical and electrical installations material to the use and enjoyment of the condominium are fair. NO OTHER REPRESENTATIONS CAN BE MADE REGARDING THE EXPECTED USEFUL LIFE OF THE STRUCTURAL COMPONENTS AND MECHANICAL AND ELECTRICAL INSTALLATIONS OF UNIT 2924. Unit 2924A will be built in accordance with the plans and specifications to be filed with the Building Department of the City and County of Honolulu and in accordance with the present building codes.

The Developer knows of no outstanding notices of uncured violations of building codes or other municipal regulations regarding the dwellings or the Project.

Dated this 4th day of December, 1985.

ABE LEE DEVELOPMENT, INC.

Abe Lee  
By Its President