



**REAL ESTATE COMMISSION
STATE OF HAWAII**
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
1010 Richards Street
P. O. Box 3469
Honolulu, Hawaii 96801

CONDOMINIUM PUBLIC REPORT

on
1214 RICHARD LANE
1214 Richard Lane
Honolulu, Hawaii

Registration No. 1822 (Conversion)

Issued: February 20, 1987
Expires: March 20, 1988

Report Purpose:

This report is based on information and documents submitted by the developer to the Real Estate Commission as of February 12, 1987 and is issued by the Commission for informational purposes only. It represents neither approval nor disapproval of the project. Buyers are encouraged to read this report carefully.

Type of Report:

- PRELIMINARY:** (yellow) The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued when complete information is filed.
- FINAL:** (white) The developer has legally created a condominium and has filed complete information with the Commission.
 - Supersedes all prior public reports
 - Must be read together with _____
- SUPPLEMENTARY:** (pink) Updates information contained in the
 - Prelim. Public Report dated _____
 - Final Public Report dated _____
 - Supp. Public Report dated _____
- And Supersedes all prior public reports
- Must be read together with _____
- This report reactivates the _____ public report(s) which expired on _____

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

Required Not Required -- disclosures covered in this report.

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

No prior reports have been issued.

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GENERAL INFORMATION ON CONDOMINIUMS

A condominium is a special form of real property. To create a condominium in Hawaii, the requirements of Hawaii's "Horizontal Property Act" (Chapter 514A, Hawaii Revised Statutes) must be followed.

If you are a typical condominium apartment owner, you will have two kinds of ownership: (1) ownership in your individual apartment; and (2) an undivided interest in the common elements.

Common elements are the areas of the condominium project other than the individual apartments. They are owned jointly by all apartment owners and include the land, either in fee simple or leasehold, and those parts of the building or buildings intended for common use such as foundations, columns, roofs, halls, elevators, and the like. Your undivided interest in the common elements cannot be separated from ownership of your apartment.

In some condominium projects, some common elements are reserved for the exclusive use of the owners of certain apartments. These common elements are called limited common elements and may include parking stalls, patios, lanais, trash chutes, and the like.

You will be entitled to exclusive ownership and possession of your apartment. Condominium apartments may be individually bought, sold, rented, mortgaged, or encumbered, and they may be disposed of by will, gift, or operation of law.

Your apartment will, however, be part of the group of apartments that comprise the condominium project. Study the Declaration, Bylaws, and House Rules. These documents contain important information on the use and occupancy of apartments and the common elements as well as the rules of conduct for owners, tenants, and guests.

Some condominium projects are leasehold. This means that the land or the land, building(s) and other improvements are leased to the buyer. The lease for the land usually requires that at the end of the lease term, the lessees (apartment owner/tenant) deliver their interest in the land to the lessor (fee property owner). The lease also usually requires that the lessees either (1) convey to the lessor the building(s) and other improvements, including any improvements paid for by the lessees; or (2) remove or dispose of the improvements. The leases for individual apartments often require that at the end of the lease term, the lessee deliver to the lessor the apartment, including any improvements placed in the apartment by the lessee.

Operation of the Condominium Project

The Association of Apartment Owners is the entity through which apartment owners may take action with regard to the administration, management, and operation of the condominium project. Each apartment owner is automatically a member of the Association.

The Board of Directors is the governing body of the Association. Unless you serve as a board member or an officer, or are on a committee appointed by the board, your participation in the administration and operation of the condominium project will in most cases be limited to your right to vote as an apartment owner. The Board of Directors and officers can take certain actions without a vote of the owners. Some of these actions may significantly impact the quality of life for all apartment owners.

Until there is a sufficient number of purchasers of apartments to elect a majority of the Board of Directors, it is likely that the developer will effectively control the affairs of the Association. It is frequently necessary for the developer to do so during the early stages of development and the developer may reserve certain special rights to do so in the Declaration and Bylaws. Prospective buyers should understand that it is vitally important to all apartment owners that the transition from developer to owner control be accomplished in an orderly manner and in a spirit of cooperation.

SUMMARY OF THE CONDOMINIUM PROJECT

(cite to appropriate pages
in text of report)

Interest to be Conveyed to Buyer:

Individual apartments and the underlying land will be in fee simple.

Type of Project:

1. New Building(s) Conversion
 Both New Building(s) and Conversion
2. Residential Commercial
 Mixed Residential and Commercial
 Other _____
3. High Rise (5 stories or more) Low Rise
4. Single or Multiple Buildings
5. Apartment Description -- Each apartment is an individual single-family home. All ten (10) apartments are different sizes and different configurations.

<u>Apt. Type</u>	<u>Qty</u>	<u>BR/Bath</u>	<u>Net Living Area*</u>	<u>Lanai/Patio</u>
<u>Please see Exhibit "A" for more detailed descriptions.</u>				
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Total Apartments: ten (10)

*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

6. Parking: SEE EXHIBIT "A" and Condominium Map

	<u>Number of Stalls</u>
Assigned Stalls (Individual Units)	<u>23</u>
Guest Stalls	_____
Unassigned Stalls	_____
Extra Stalls Available for Purchase	_____
Other: _____	_____
Total Parking Stalls	<u>23</u>

7. Recreational amenities: NONE

I. PEOPLE CONNECTED WITH THE PROJECT

Developer: STANLEY P. J. SHIN Trustee Phone: 524-6335
Name (Business)
250 South Hotel Street, Courtyard Suite
Business Address
Honolulu, Hawaii 96813

Names of officers or general partners of developers who are corporations or partnerships:

Real Estate Sales Agent: CREATIVE INDUSTRIES, INC. Phone: 524-6335
Name (Business)
250 South Hotel Street, Courtyard Suite
Business Address
Honolulu, Hawaii 96813

Escrow: LONG & MELONE ESCROW, LTD. Phone: 531-3189
Name (Business)
333 Queen Street, Suite 501
Business Address
Honolulu, Hawaii 96813

Managing Agent: self-managed Phone: _____
Name (Business)
Business Address

Attorney for Developer: ROGER V. MEEKER
Name
250 South Hotel Street, Courtyard Suite
Business Address
Honolulu, Hawaii 96813

**II. CREATION OF THE CONDOMINIUM;
CONDOMINIUM DOCUMENTS**

A condominium is created by recording in the Bureau of Conveyances and/or filing with the Land Court a Declaration of Horizontal Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners.

- A. Declaration of Horizontal Property Regime contains a description of the land, buildings, apartments, common elements, limited common elements, common interests, and other information relating to the condominium project.

The Declaration for this condominium is:

- Proposed
 Recorded — Bureau of Conveyances — Book 20299 Page 57
 Filed — Land Court — Document Number _____

Amendment date(s) and recording/filing information:

- B. Condominium Map (File Plan) shows the floor plan, elevation and layout of the condominium project. It also shows the floor plan, location, apartment number, and dimensions of each apartment.

The Condominium Map for this condominium project is:

- Proposed
 Recorded — Bureau of Conveyance Condo Map No. 1045
 Filed — Land Court Condo Map No. _____

Amendment date(s) and recording/filing information:

- C. Bylaws of the Association of Apartment Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Apartment Owners is elected, the powers and duties of the Board, the way in which meetings will be conducted, and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

- Proposed
 Recorded — Bureau of Conveyances — Book 20299 Page 70
 Filed — Land Court — Document Number _____

Amendment date(s) and recording/filing information:

D. House Rules. The Board of Directors may adopt house rules to govern the use and operation of the common elements and individual apartments. House rules may cover matters such as parking regulations, hours of operation for common facilities such as recreation areas, use of lanais, keeping of pets, and occupancy limits. These rules must be followed by owners, tenants, and guests. They do not need to be recorded or filed to be effective. The initial house rules are usually adopted by the developer.

The House Rules for this condominium are:

Proposed Adopted

Developer does not plan to adopt house rules.

E. Changes to Condominium Documents

Changes to the Declaration, Condominium Map, and Bylaws are effective only if they are duly adopted and recorded and/or filed. Changes to House Rules do not need to be recorded or filed to be effective.

1. Apartment Owners: Minimum percentage of apartment owners who must vote for or give written consent to changes:

	<u>Minimum Set by Law</u>	<u>This Condominium</u>
Declaration (and Condo Map)	75%	<u>75%</u>
Bylaws	65%	<u>65%</u>
House Rules	—	<u>n/a</u>

The percentages for individual condominium projects may be more than the minimum set by law.

2. Developer: The developer has reserved the following rights to change the Declaration, Condominium Map, Bylaws, or House Rules:

The Condominium Statute (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the common elements, to each other, and to their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.

III. THE CONDOMINIUM PROJECT

A. Interest to be Conveyed to Buyer:

- Fee Simple: Individual apartments and the underlying land will be In fee simple.
- Leasehold or Subleasehold: Individual apartments and the underlying land will be leasehold.

The leases for the individual apartments and the underlying land usually require that at the end of the lease term, the lessee (tenant) deliver to the lessor (fee property owner) possession of the leased premises and all improvements, including improvements paid for by the lessee.

Exhibit _____ contains further explanations.

Lease Term Expires: _____
Rent Renegotiation Date(s): _____

Lease Rent Payable: Monthly Quarterly
 Semi-Annually Annually

Exhibit _____ contains a schedule of the lease rent for each apartment per
 Month Year.

- Individual Apartments in Fee Simple, Underlying Land in Leasehold or Subleasehold:

The leases for the underlying land usually require that at the end of the lease term, the lessees (apartment owners -- tenants) deliver to the lessor (fee property owner) their interest in the land and that they either (1) remove or dispose of the building(s) and other improvements; or (2) convey the building(s) and improvements to the lessor, often at a specified price.

Exhibit _____ contains further explanations.

Lease Term Expires: _____
Rent Renegotiation Date(s): _____

Lease Rent Payable: Monthly Quarterly
 Semi-Annually Annually

Exhibit _____ contains a schedule of the lease rent for each apartment per
 Month Year.

- Other:

For Subleaseholds:

- Buyer's sublease may be cancelled if the master lease between the sublessor and fee owner is
 Cancelled Foreclosed.

- As long as the buyer is not in default, the buyer may continue to occupy the apartment and/or land on the same terms contained in the sublease even if the master lease is cancelled or foreclosed.

B. Underlying Land:

Address: 1214 Richard Lane Tax Map Key: 1-3-9-19 (1st)
Honolulu, Hawaii (TMK)

Address IMK is expected to change because _____

Land Area: 46,886 square feet acre(s) Zoning: R-3.5 (3,500 sq.ft.)

Fee Owner: STANLEY P. J. SHIN, Trustee
name
1693 Piki Street
address
Aiea, Hawaii 96701

Sublessor: _____
name

address

C. Buildings and Other Improvements:

1. New Building(s) Conversion of Existing Building(s)
 Both New Building(s) and Conversion

2. Buildings: 11 Floors Per Building: 1

Exhibit A contains further explanations.

3. Principal Construction Material:

Concrete Hollow Tile Wood

Other _____

4. Permitted Uses:

	<u>No. of Apts.</u>		<u>No. of Apts.</u>
<input type="checkbox"/> Commercial	_____	<input type="checkbox"/> Industrial	_____
<input checked="" type="checkbox"/> Residential	<u>10</u>	<input type="checkbox"/> Agricultural	_____
<input type="checkbox"/> Timeshare/Hotel	_____	<input type="checkbox"/> Recreational	_____
<input type="checkbox"/> Other: _____			_____

5. Special Use Restrictions:

The Declaration, Bylaws, and House Rules may contain restrictions on the use and occupancy of apartments. Restrictions for this condominium project include but are not limited to:

Pets: _____

Number of Occupants: _____

Other: The apartments of the Project shall be occupied and used only as

There are no special use restrictions. private residential dwellings by the respective owners thereof, their families, domestic servants, personal guests and tenants, and for no other purposes.

6. Interior (fill in appropriate numbers):

Total Apartments ten (10)

Elevators NONE Stairways NONE Trash Chutes NONE

Apt. Type	Qty	BR/Bath	Net Living Area*	Lanai/Patio
<u>Each apartment is an individual single-family home. All ten (10) apartments are different sizes and different configurations. Please see Exhibit "A" for more detailed descriptions.</u>				
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining floor area may have been used.

Boundaries of Each Apartment: SEE EXHIBIT "A" attached hereto

Permitted Alterations to Apartments:

Individual apartment owners may, at their sole discretion, remodel, expand or otherwise alter their apartment, provided same is permitted by and done in complete accordance with all applicable ordinances, codes, rules, regulations or other requirements in force at the time of said construction. Pursuant hereto, said alterations shall not require the consent or permission of other apartment owners or the Association; provided, however, that any newly-constructed improvements remain a minimum of five (5) feet from all perimeter boundary lines (including both lot lines and designated limited common element land areas); and provided further that said newly-constructed improvements do not alter the essential nature and character of the Project, and do not unreasonably interfere with any other apartment owners' enjoyment of their apartment(s).

7. Parking Stalls:

Total Parking Stalls: 23

	<u>Regular</u>		<u>Compact</u>		<u>Tandem</u>		<u>TOTAL</u>
	<u>covered</u>	<u>open</u>	<u>covered</u>	<u>open</u>	<u>covered</u>	<u>open</u>	
Assigned (for individual units)	<u>5</u>	<u>10</u>	<u> </u>	<u> </u>	<u>2</u>	<u>6</u>	<u> </u>
Guest Unassigned	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Extra Available for Purchase	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Other:	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Covered & Open	<u>15</u>	<u> </u>	<u> </u>	<u> </u>	<u>8</u>	<u> </u>	<u> </u>

Each apartment will have the exclusive use of at least 2 parking stall(s).
Buyers are encouraged to find out which stall(s) will be available for their use.

- Commercial parking garage permitted in condominium project.
- Exhibit contains additional information on parking stalls for this condominium project.

8. Recreational and Other Common Facilities:

- There are no recreational or common facilities.
- Swimming pool
- Recreation Area
- Tennis Court
- Storage Area
- Laundry Area
- Trash Chute
- Other: COMMON DRIVEWAY

9. Present Condition of Improvements

(For conversions of residential apartments in existence for five years):

a. Condition and Expected Useful Life of Structural Components, Mechanical, and Electrical Installations

Except for apartments 1214-C and 1214-D, all structural components and mechanical and electrical installations material to the use and enjoyment of the condominium apartments appear to be sound and in satisfying working condition. However, no representations of any kind are made as to the expected useful life, if any, of said structural components and mechanical and electrical installations. According to the Building Department of the City and County of Honolulu, apartments 1214-C and 1214-D are damaged to an extent exceeding 50% of their replacement cost. They cannot be reconstructed unless an Existing Use Permit is obtained from the Department of Land Utilization (see Paragraph 10(a) below). (See Exhibit "E")

b. Compliance with Building Code and Municipal Regulations; Cost to Cure Violations

The Project is a conversion of fully constructed and existing buildings to condominium status. Said buildings are in compliance with all ordinances, codes, rules, regulations, or other requirements in force at the time of their construction. No variance has been granted from any ordinance, code, rule, regulation, or other requirement in force at the time of their construction or from any other ordinance, code, rule, regulation, or other requirement. (See Exhibit "E")

10. Conformance to Present Zoning Code

a. No variances to zoning code have been granted.

Variance(s) to zoning code was/were granted as follows:

NOTE: Developer is presently applying for an Existing Use Permit, which will make all structures on the property fully conforming, and will also allow reconstruction of all structures on the property.

b. Conforming/Non-Conforming Uses, Structures, Lot

In general, a non-conforming use, structure, or lot is a use, structure, or lot which was lawful at one time but which does not now conform to present zoning requirements.

	<u>Conforming</u>	<u>Non-Conforming</u>	<u>Illegal</u>
Uses	<u>X</u>	<u> </u>	<u> </u>
Structures	<u> </u>	<u>X</u>	<u> </u>
Lot	<u>X</u>	<u> </u>	<u> </u>

If a variance has been granted or if uses, improvements, or lot are either non-conforming or illegal, buyer should consult with county zoning authorities as to possible limitations which may apply.

Limitations may include restrictions on extending, enlarging, or continuing the non-conformity, and restrictions on altering and repairing structures. In some cases, a non-conforming structure that is destroyed or damaged cannot be reconstructed.

The buyer may not be able to obtain financing or insurance if the condominium project has a non-conforming or illegal use, structure, or lot.

D. Common Elements, Limited Common Elements, Common Interest:

1. Common Elements: Common Elements are those parts of the condominium project intended to be used by all apartment owners. They are owned jointly by all apartment owners.

Exhibit _____ describes the common elements.

2. Limited Common Elements: Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments.

There are no limited common elements in this project.

The limited common elements and the apartments which may use them are:

described in Exhibit B

as follows:

3. Common Interest: Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is often used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium. It may also be used for other purposes, including voting on matters requiring action by apartment owners.

Exhibit _____ describes the common interests for each apartment.

as follows:

Each apartment and its owner(s) shall have appurtenant thereto a one-tenth (1/10) fractional interest (10.0 percentage interest) in the common elements of the Project, for all purposes including voting, said interest being referred to as the "common interest".

E. Encumbrances Against Title: An encumbrance is a claim against or a liability on the property.

Exhibit C describes the encumbrances against the title contained in the title report dated January 2, 1987.

Blanket Liens:

A blanket lien is a mortgage on a condominium project that secures a construction loan. It is usually released on an apartment-by-apartment basis upon payment of specified sums so that individual apartments can be conveyed to buyers free and clear of the lien.

[] There are no blanket liens affecting title to the individual apartments.

[X] There are blanket liens which may affect title to the individual apartments.

Blanket liens (except for improvement district or utility assessments) must be released before the developer conveys the apartment to a buyer. Buyer's interest will be affected only if the developer defaults prior to conveying the apartment to buyer.

<u>Type of Lien</u>	<u>Effect on Buyer's Interest If Developer Defaults</u>
Blanket mortgage	Buyer's interest unaffected. Title to the individual apartments will be free and clear at the time of conveyance.

F. Management of the Common Elements: The Association of Apartment Owners is responsible for the management of the common elements and the overall operation of the condominium project. The Association may be permitted, and in some cases may be required, to employ or retain a managing agent to assist the Association in managing the condominium project.

Initial Managing Agent: When the developer or the developer's affiliate is the initial managing agent, the management contract must have a term of one year or less and the parties must be able to terminate the contract on notice of 60 days or less.

The initial managing agent for this condominium is:

[] not affiliated with the Developer.

[X] the Developer or the Developer's affiliate.

[] other _____

G. Estimate of Initial Maintenance Fees:

The Association will make assessments against your apartment to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, your apartment may be liened and sold through a foreclosure proceeding.

Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided to each apartment.

Exhibit _____ contains a schedule of maintenance fees and maintenance fee disbursements.

-- SEE DISCLOSURE ABSTRACT for schedule of estimated maintenance fees.

H. Utility Charges for Apartments:

Each apartment will be billed separately for utilities except for the following checked utilities which are included in the maintenance fees:

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Television Cable |
| <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Water & Sewer |
| <input type="checkbox"/> Other _____ | |

I. Construction Warranties:

Warranties for individual apartments and the common elements, including the beginning and ending dates for each warranty, are as follows:

1. Building and Other Improvements: NONE

2. Appliances: NONE included in sale

J. Status of Construction and Estimated Completion Date:

Project is a conversion of existing dwellings.

K. Project Phases:

The developer has has not reserved the right to add to, merge, or phase this condominium.

Summary of Developer's Present Plans for Future Development:

NONE ANTICIPATED

L. Sales Documents Filed with the Real Estate Commission:

Sales documents on file with the Real Estate Commission include but are not limited to:

Notice to Owner Occupants

Specimen Sales Contract -- standard DRUA contract is being used

Exhibit D contains a summary of the pertinent provisions of the sales contract.

Escrow Agreement dated January 9, 1987

Exhibit D contains a summary of the pertinent provisions of the escrow agreement.

Other _____

IV. ADDITIONAL INFORMATION NOT COVERED ABOVE

Buyer's Right to Cancel Sales Contract:

A. Rights Under the Condominium Statute:

Preliminary Report: Sales made by the Developer are not binding. A prospective buyer who cancels the sales contract is entitled to a refund of all moneys paid, less any escrow cancellation fee up to \$250.00.

Supplementary Report to a Preliminary Report: Same as for Preliminary Report.

Final Report, Supplementary Report to a Final Report: Sales made by the Developer are binding if:

1. The Developer delivers to the buyer a copy of:
 - a. Either the Final Public Report OR the Supplementary Public Report which has superseded the Final Public Report;
AND
 - b. Any other public report issued by the Commission prior to the date of delivery, if the report was not previously delivered to the buyer and if the report has not been superseded;
2. The buyer is given an opportunity to read the report(s); and
3. One of the following has occurred:
 - a. The buyer has signed a receipt for the report(s) and waived the right to cancel; or
 - b. Thirty (30) days have passed from the time the report(s) were delivered to the buyer; or
 - c. The apartment is conveyed to the buyer within 30 days from the date the report(s) were delivered to the buyer.

Material Change: Binding contracts with the Developer may be rescinded by the buyer if:

1. There is a material change in the condominium which directly, substantially, and adversely affects (a) the use or value of the buyer's apartment or its limited common elements; or (b) the amenities available for buyer's use; and
2. The buyer has not waived the right to rescind.

If the buyer rescinds a binding sales contract because there has been a material change, the buyer is entitled to a full and prompt refund of any moneys the buyer paid.

B. Rights Under the Sales Contract:

Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the condominium. These include but are not limited to the:

1. Condominium Public Reports issued by the Hawaii Real Estate Commission.
2. Declaration of Horizontal Property Regime and Condominium Map.
3. Bylaws of the Association of Apartment Owners.
4. House Rules.
5. Escrow Agreement.
6. Hawaii's Condominium Law (Chapter 514A, HRS, as amended; Hawaii Administrative Rules, Chapter 16-107, adopted by the Real Estate Commission).
7. Other _____

If these documents are not in final form, the buyer should ask to see the most recent draft.

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Law (Chapter 514A, HRS and Hawaii Administrative Rules Chapter 16-107) are available at the Department of Commerce and Consumer Affairs.

This Public Report is a part of Registration No. 1822 filed with the Real Estate Commission on February 12, 1987.

Reproduction of Report. When reproduced, this report must be on:

yellow paper stock white paper stock pink paper stock

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the date of issuance unless a Supplementary Public Report is issued or unless the Commission issues an order extending the effective period for the report.

Supplementary Public Reports expire on the expiration date given on the front of the report.



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

Distribution:

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

APARTMENT DESCRIPTIONS

The Declaration of Horizontal Property Regime and plans submitted by the Developer indicate that 1214 RICHARD LANE is a fee simple condominium conversion project consisting of a total of ten apartments, each apartment comprising a separate single-family structure. The apartments are described as follows:

- (a) Apartment "1214 Richard Lane" consists of a separate single-story wood-frame structure, without basement, containing three bedrooms, one bath, living room, kitchen and laundry room — all containing a net interior living area of approximately 956 square feet. Said apartment also contains an attached carport of approximately 250 square feet.
- (b) Apartment "1214-A Richard Lane" consists of a separate single-story wood-frame structure, without basement, containing two bedrooms, one bath, living room and kitchen — all containing a net interior living area of approximately 550 square feet. Said apartment also contains a covered porch of approximately 55 square feet and an attached carport of approximately 282 square feet.
- (c) Apartment "1214-C Richard Lane" consists of a separate single-story wood-frame structure, without basement, containing two bedrooms, one bath, living room and kitchen — all containing a net interior living area of approximately 712 square feet.
- (d) Apartment "1214-D Richard Lane" consists of a separate single-story wood-frame structure, without basement, containing three bedrooms, one bath, living room, entry hall and kitchen — all containing a net interior living area of approximately 648 square feet. Said apartment also contains an attached storage shed of approximately 84 square feet.
- (e) Apartment "1214-E Richard Lane" consists of a separate single-story wood-frame structure, without basement, containing two bedrooms, one bath, living room and kitchen — all containing a net interior living area of approximately 525 square feet.
- (f) Apartment "1214-F Richard Lane" consists of a separate single-story wood-frame structure, without basement, containing two bedrooms, one bath, living room, entry hall and kitchen — all containing a net interior living area of approximately 635 square feet. Said apartment also contains an attached storage shed of approximately 62 square feet.
- (g) Apartment "1214-G Richard Lane" consists of a separate single-story wood-frame structure, without basement, containing four bedrooms, one bath, living room, dining room and kitchen — all containing a net interior living area of approximately 792 square feet. Said apartment also contains an attached storage area of approximately 52 square feet.
- (h) Apartment "1214-H Richard Lane" consists of a separate single-story wood-frame structure, without basement, containing two bedrooms, one bath, living room, entry porch and kitchen — all containing a net interior living area of approximately 696 square feet. Said apartment also contains an attached carport of approximately 165 square feet.

- (i) Apartment "1214 J Richard Lane" consists of a separate single-story wood-frame structure, without basement, containing two bedrooms, one bath, living room, kitchen and two enclosed porches — all containing a net interior living area of approximately 913 square feet.

- (j) Apartment "1214-K Richard Lane" consists of a separate single-story wood-frame structure, without basement, containing two bedrooms, one bath, living room and kitchen — all containing a net interior living area of approximately 867 square feet. Said apartment also contains a covered porch and a large garage-carport structure totalling approximately 1,053 square feet in area. In addition, said apartment contains a separate detached guest quarters of approximately 350 square feet, designated on the Condominium Map as "Unit L".

LIMITED COMMON ELEMENTS

Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments. The limited common elements of this project are described as follows:

- (a) The immediate land area upon and around which each apartment is located. Said land areas are shown and delineated on the Condominium Map.
- (b) The driveway servicing Apartment 1214-D Richard Lane, shown and designated on the Condominium Map as "Driveway D", is hereby deemed a limited common element appurtenant to and for the exclusive use of said Apartment 1214-D Richard Lane.
- (c) The common driveway servicing Apartments 1214-F Richard Lane and 1214-H Richard Lane, shown and designated on the Condominium Map as "Driveway F/H", is hereby deemed a limited common element appurtenant to and for the exclusive and mutual use of said Apartments 1214-F Richard Lane and 1214-H Richard Lane.

ENCUMBRANCES AGAINST TITLE

An encumbrance is a claim against or a liability on the property. The following list describes the encumbrances against the title contained in the Preliminary Report dated January 2, 1987, issued by Founders Title and Escrow of Hawaii, Inc.:

1. Title to all minerals and metallic mines reserved to the State of Hawaii.
2. Easement, 10 feet wide, for pole and wire purposes, in favor of HAWAIIAN ELECTRIC COMPANY, LTD. and HAWAIIAN TELEPHONE COMPANY, created by instrument dated December 1, 1962, recorded in said Bureau of Conveyances in Liber 4426 at PAGE 189.
3. Final Order of Condemnation in favor of the CITY AND COUNTY OF HONOLULU, for easement for sewer purposes affecting the property described herein, dated January 6, 1978, recorded in said Bureau in Liber 12661 at Page 430.
4. Terms, provisions and conditions as contained in that certain unrecorded Trust Agreement dated February 1, 1980 herein referred to and the effect of any failure to comply with such terms, provisions and conditions.
5. Mortgage in favor of MAGOON ESTATE, LIMITED, a Hawaii corporation, dated December 31, 1986, recorded in said Bureau in Liber 20246 at Page 441. Original consideration: \$504,000.00
6. For Real Property Taxes that may be due and owing, reference is made to the Office of the Tax Assessor, Third Division, State of Hawaii.

SUMMARY OF SALES DOCUMENTS

SALES CONTRACT: Developers are using the standard Hawaii Board of Realtors' Deposit Receipt, Offer and Acceptance (DROA) form as the intended sales contract for the project. Reference is hereby made thereto.

ESCROW AGREEMENT: The Escrow Agreement, dated January 9, 1987, identifies Long & Melone Escrow, Ltd. as Escrow for the Project. The Escrow Agreement establishes how proceeds from the sale of apartments and all sums received from any source are placed in escrow, as well as the methods of disbursement of said funds. The Escrow Agreement provides that a Purchaser shall be entitled to a refund of his funds, and Escrow shall pay said funds to said Purchaser, without interest and less cancellation fee and costs, if Purchaser shall in writing request refund of his funds and Escrow receives a written request from Developer to return to Purchaser the funds of such Purchaser. Said cancellation fee shall be in the minimum amount of \$25.00, but in no event shall exceed \$125.00, the exact amount to be commensurate with the amount of work completed at the time of cancellation.

Upon examination, both the DROA and Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended. It is incumbent upon the purchaser and prospective purchaser that he reads with care the DROA and Escrow Agreement.

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



HERBERT K. MURAKA
DIRECTOR AND BUILDING SUPERINTENDENT

Ex86-202

December 22, 1986

Mr. Roger V. Meeker
250 South Hotel Street
Courtyard Suite
Honolulu, Hawaii 96813

Dear Mr. Meeker:

Subject: Condominium Project
1214 A - L Richard Lane
Tax Map Key: 1-3-9: 19

This is in reply to your letter dated September 21, 1986 requesting confirmation that the condominium conversion project located at 1214 A - L Richard Lane met all code requirements at the time of construction.

Investigation revealed that the 11 one-story single-family dwellings with 11 off-street parking spaces met the code requirements when they were constructed or relocated onto the property in 1966 and in prior years.

Inspection showed the following deficiencies:

Building 1214

Front mauka-Ewa 4x6 post is extensively termite damaged.

Building 1214 C

This vacant structure is extensively termite damaged.

1. The exterior Waikiki 4x4 and 4x6 posts are completely termite damaged. The floor is sagging approximately 4". Many exposed areas are extensively termite damaged.

Exhibit "E"

Mr. Roger V. Meeker
Page 2
December 22, 1986

2. The mauka eaves, 2x4 rafters and 1x12 sheathing are completely termite and rot damaged. Sections are broken off.

Building 1214 E

1. Exterior wall - 50% of the 1x8 siding with battens at the Waikiki side are extensively termite damaged and many areas have large holes.
2. Roof Eaves - Mauka-Waikiki Wall

All of the 1x12 sheathing are completely termite and rot damaged. Many sections have broken off.

Building 1214 L is considered to be an accessory structure and shall not be used as a single-family dwelling.

For your information, these dwellings are existing nonconforming dwelling units because the property has not been subdivided.

Dwellings designated as 1214 C and 1214 D are damaged to an extent exceeding 50% of its replacement cost. They cannot be reconstructed except in conformity with the current zoning code requirements unless an Existing Use Permit is obtained from the Department of Land Utilization.

No variances or special permits were granted to allow deviations from any applicable codes.

If you have any questions regarding this matter, please contact Mr. Noboru Taketa of this office at 527-6341.

Very truly yours,



HERBERT K. MURAOKA
Director and Building
Superintendent

DISCLOSURE ABSTRACT

**1214 RICHARD LANE
Condominium Project**

Pursuant to Section 514A-61, Hawaii Revised Statutes
Horizontal Property Act

Developer

Stanley P. J. Shin, Trustee
98-1693 Piki Street
Aiea, Hawaii 96701
Phone: 488-8073

Project Manager

CLIFFORD SHIN
1056 Kahului Street
Honolulu, Hawaii 96825
Phone: 395-6336 or 524-6335

Estimated Maintenance Fees/Costs per Apartment

The regular maintenance and repair of each apartment, including all utility charges except for water, is the sole responsibility of each respective apartment owner. The only common expense requiring monthly assessments is water service, and Developers estimate that the required maintenance fees to cover said water service expenses for each apartment will be as follows:

	<u>Annual</u>	<u>Monthly</u>
1214 Richard Lane	240.00	20.00
1214-A Richard Lane	240.00	20.00
1214-C Richard Lane	240.00	20.00
1214-D Richard Lane	240.00	20.00
1214-E Richard Lane	240.00	20.00
1214-F Richard Lane	240.00	20.00
1214-G Richard Lane	240.00	20.00
1214-H Richard Lane	240.00	20.00
1214-J Richard Lane	240.00	20.00
1214-K Richard Lane	240.00	20.00

Driveways: All ten apartments are serviced by one or more driveways. Although said driveways do not require regular monthly maintenance, they may require periodic repairs or maintenance from time to time. The costs of such repairs and maintenance shall be by special assessment rather than through collection of regular maintenance fees. The determination of when such repairs or maintenance are necessary is solely that of the apartment owners served by said driveway(s), and the costs of such repairs and maintenance shall be borne solely and equally by said apartment owner(s) affected thereby, in accordance with Sections XI(b) and XI(c) of the Declaration. Specifically, each apartment owner shall be responsible for 1/10 of the costs of maintaining and repairing the "Common Driveway"; the costs of maintaining and repairing "Driveway D" shall be the sole responsibility of the owner of Apartment 1214-D; the costs of maintaining and repairing "Driveway F/H" shall be shared equally by the owners of Apartments 1214-F and 1214-H.

Individual Insurance: Section 514A-86, Hawaii Revised Statutes, requires that fire insurance be purchased to cover the improvements portion of the Project. Developer anticipates that the Association will elect to obtain separate policies for each individual apartment pursuant to Section XIII(c) of the Declaration. As such, the premiums on said policies will be the individual responsibility of each apartment owner rather than common expenses of the Project.

Warranties

Purchasers should be aware that the "apartments" of the Project are all single-family homes originally built at least 30-40 years ago. Said homes have unavoidably undergone a certain amount of "wear and tear" commensurate with their age. Accordingly, purchasers should not expect the home they desire to buy to be in "like-new" condition. NO WARRANTIES FOR FITNESS OF USE OR MERCHANTABILITY OR ANY OTHER KIND ARE MADE AS TO ANY OF THE INDIVIDUAL APARTMENTS OR THE COMMON ELEMENTS OF THE PROJECT. PURCHASERS ARE ADVISED TO CONDUCT THEIR OWN INSPECTION OF THE APARTMENT THEY DESIRE TO BUY. THE APARTMENTS ARE SOLD "AS IS".

Use of Apartments

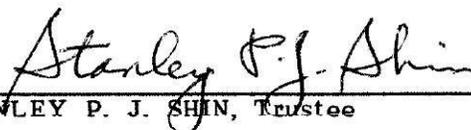
All ten apartments comprising the Project are for residential purposes only. There is no non-residential development in the Project.

Structural Components and Mechanical & Electrical Installations

Based on a report prepared by an independent registered architect, it is the Developers' opinion that all structural components and mechanical and electrical installations material to the use and enjoyment of the condominium apartment appear to be sound and in satisfying working condition. However, NO REPRESENTATIONS OF ANY KIND ARE MADE AS TO THE EXPECTED USEFUL LIFE, IF ANY, OF THE STRUCTURAL COMPONENTS AND MECHANICAL AND ELECTRICAL INSTALLATIONS MATERIAL TO THE USE AND ENJOYMENT OF THE CONDOMINIUM APARTMENT.

Code Violations

To the best of the knowledge, information and belief of the undersigned, there are no outstanding notices of uncured violations of the building code or other municipal regulations of the City and County of Honolulu.


STANLEY P. J. SHIN, Trustee

Developer