

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer SUMMIE SHAN LI, TRUSTEE AND JANE WAI CHING LI, TRUSTEE

Address 3847 Kaimuki Avenue, Honolulu, HI 96816

Project Name(\*): 627 & 631 HAUSTEN STREET

Address 627 & 631 Hausten Street, Honolulu, HI 96826

Registration No. 2980 (Conversion)

Effective date: December 19, 1997

Expiration date: January 19, 1999

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission nor any other government agency. Neither the Commission or any other government agency has judged or approved the merits or value, if any, of the project or of purchasing of an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of any apartment in the project.

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

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

Type of Report:

**PRELIMINARY:** 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 by the developer when complete information is filed.  
(yellow)

**FINAL:** The developer has legally created a condominium and has filed complete information with the Commission.  
(white)  
[ ] No prior reports have been issued.  
[ ] This report supersedes all prior public reports.  
[ ] This report must be read together with \_\_\_\_\_

**SUPPLEMENTARY:** This report updates information contained in the:  
(pink)  
[ ] Preliminary Public Report dated: \_\_\_\_\_  
[X] Final Public Report dated: November 19, 1993  
[ ] Supplementary Public Report dated: \_\_\_\_\_

And [ ] Supersedes all prior public reports  
[X] Must be read together with Final Public Report dated November 19, 1993  
[ ] This report reactivates the \_\_\_\_\_  
public report(s) which expired on \_\_\_\_\_

(\*) Exactly as named in the Declaration

**Disclosure Abstract:** Separate Disclosure Abstract on this condominium project:

Required and attached to this report

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 by the developer.

Changes made are as follows:

1. Amend the limited common area of Apartment 627.
2. Amend the limited common interest of the apartments as shown on page 14, III.D.3. Common Interest, of the public report.
3. Amend the net living area of Apartments 631-1 through 631-8.
4. Change the address of the Developer and broker as shown on page 5 of the public report.
5. Change in the Developers/Owners from Summie Shan Li and Jane Wai Ching Li, individually, to Summie Shan Li and Jane Wai Ching Li, as Trustees of their respective revocable living trust.

**SPECIAL ATTENTION**

This is a CONDOMINIUM PROJECT, not a subdivision. The land areas beneath and immediately adjacent to each building as separated by the chain link fence are designated LIMITED COMMON ELEMENTS and are not legally subdivided lots.

This public report does not constitute approval of the Project by the Real Estate Commission, or any other government agency, nor does it ensure that all applicable County codes, ordinances, and subdivision requirements have necessarily been complied with.

THE PROSPECTIVE PURCHASER IS CAUTIONED TO CAREFULLY REVIEW THE CONDOMINIUM DOCUMENTS REFERENCED IN THIS PUBLIC REPORT FOR FURTHER INFORMATION WITH REGARD TO THE FOREGOING.

I. PERSONS CONNECTED WITH THE PROJECT

Developer: SUMMIE SHAN LI, Trustee and JANE WAI CHING, Trustee Phone: 734-2208  
Name (Business)  
3847 Kaimuki Avenue  
Business Address  
Honolulu, HI 96816

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Real Estate Broker: Summie Li Realty, Inc. See p. 20 Phone: 734-2208  
Name (Business)  
3847 Kaimuki Avenue  
Business Address  
Honolulu, HI 96816

Escrow: Fidelity Escrow Services Corp. Phone: 537-6799  
Name (Business)  
700 Bishop St., Ste. 1010  
Business Address  
Honolulu, HI 96813

General Contractor: N/A Phone: \_\_\_\_\_  
Name (Business)  
\_\_\_\_\_  
Business Address  
\_\_\_\_\_

Condominium Managing Agent: Self-managed by Association of Apartment Phone: \_\_\_\_\_  
Name (Business)  
Owners  
Business Address  
\_\_\_\_\_

Attorney for Developer: Glenn M. Adachi Phone: 526-3880  
Name (Business)  
841 Bishop St., Ste. 1601  
Business Address  
Honolulu, HI 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 Condominium Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners. The Condominium Property Act (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the project and 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.

- A. Declaration of Condominium 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: Document No. 93-172193  
Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filed - Land Court: Document No. \_\_\_\_\_

The Declaration referred to above has been amended by the following instruments [state name of document, date and recording/filing information]: Amendment No. 1 dated April 27, 1994, recorded as Document No. 94-073137, Amendment No. 2 dated September 29, 1997, recorded as Document No. 97-131182, Amendment No. 3 dated October 1, 1997, recorded as Document No. 97-133166 and Joinder & Consent to Amendments No. 2 and 3 dated October 1, 1997, recorded as Document No. 97-142070.

- 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, dimensions of each apartment.

The Condominium Map for this condominium project is:

- Proposed  
 Recorded - Bureau of Conveyances Condo Map No. 1939  
 Filed - Land Court Condo Map No. \_\_\_\_\_

The Condominium Map has been amended by the following instruments [state name of document, date and recording/filing information]: Amendment No. 1 dated April 27, 1994, recorded as Document No. 94-073137, Amendment No. 2 dated September 29, 1997, recorded as Document No. 97-131182, Amendment No. 3 dated October 1, 1997, recorded as Document No. 97-133166.

- 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 manner in which meetings will be conducted, whether pets are prohibited or allowed and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

- Proposed  
 Recorded - Bureau of Conveyances: Document No. 93-172194  
Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filed - Land Court: Document No. \_\_\_\_\_

The Bylaws referred to above have been amended by the following instruments [state name of document, dated and recording/filing information]:

Fee Owner : Summie Shan Li, Trustee and Jane Wai Ching, Trustee

Name  
3847 Kaimuki Avenue  
Address  
Honolulu, HI 96816

Sublessor: \_\_\_\_\_  
Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_

C. Buildings and Other Improvements:

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

2. Number of Buildings: 2 Floors Per Building 1 & 2

Exhibit \_\_\_\_\_ contains further explanations.

3. Principal Construction Material:

Concrete  Hollow Tile  Wood

Other \_\_\_\_\_

4. Permitted Uses by Zoning:

	<u>No. of</u>	<u>Use Permitted</u>		<u>No. of</u>	<u>Use Determined</u>
	<u>Apts.</u>	<u>By Zoning</u>		<u>Apts.</u>	<u>By Zoning</u>
<input checked="" type="checkbox"/> Residential	<u>9</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ohana	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Commercial	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Industrial	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Mix Res/Comm	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Agricultural	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Hotel	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Recreational	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Timeshare	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Other: _____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No

Is/Are this/these use(s) specifically permitted by the project's Declaration or Bylaws?

Yes  No

5. Special Use Restrictions:

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

Pets: No livestock or poultry permitted, except for such animals customarily kept as pets.

Number of Occupants: \_\_\_\_\_

Other: \_\_\_\_\_

There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: None                      Stairways: None                      Trash Chutes: None

<u>Apt.No.</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)*</u>	<u>Lanai/Patio (sf)</u>
<u>627</u>	<u>1</u>	<u>4/1½</u>	<u>1,292</u>	<u>308</u>
<u>631-1&amp;2</u>	<u>2</u>	<u>1/1</u>	<u>354</u>	<u>---</u>
<u>631-3</u>	<u>1</u>	<u>1/1</u>	<u>513</u>	<u>---</u>
<u>631-4</u>	<u>1</u>	<u>1/1</u>	<u>354</u>	<u>---</u>
<u>631-5 to</u>	<u>4</u>	<u>1/1</u>	<u>445</u>	<u>---</u>

8  
Total Apartments: 9

**\*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 the those above because a different method of determining the floor area may have been used.

Boundaries of Each Apartment:

Apartment 627:

1. All perimeter walls, floors, foundations and roofs of each building.
2. All pipes, wires, conduits, or other utility and service lines in such building, or outside such building, if the same are not utilized for or serve more than one apartment.
3. The parking pad.

Apartments 631-1 to 631-8:

1. Walls and partitions which are not load-bearing and within the perimeter walls.
2. Doors and door frames.
3. Windows and window frames.
4. Inner decorated or finished surfaces of walls, floors and ceilings.
5. Air space within the perimeter walls.
6. All ducts, pipes, wires and conduits which serve only one apartment.

Permitted Alterations to Apartments:

Apartment owner may renovate, remodel, make additions to, remove or restore unit.

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 use them, as described in the Declaration, are:

described in Exhibit \_\_\_\_\_.

as follows:

Apartment 627: The area surrounding Apartment 627 consisting of the land beneath and immediately adjacent to the dwelling as shown on the condominium map is a limited common element appurtenant to Apartment 627. Such area is not a legally subdivided lot.

Apartment 631-1 to 631-8: The driveway alongside Building 631 and the parking area behind Apartment 627 are limited common elements appurtenant to Apartments 631-1 to 631-8, except for the 6 assigned parking stalls which are each limited common elements appurtenant to their respective apartments.

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 used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium project. It may also be used for other purposes, including voting on matters requiring action by apartment owners. The common interests for the apartments in this project, as described in the Declaration, are:

described in Exhibit \_\_\_\_\_.

as follows:

<u>Apt. No.</u>	<u>Common Interest</u>
627	28.40%
631-1	8.95%
631-2	8.95%
631-3	8.95%
631-4	8.95%
631-5	8.95%
631-6	8.95%
631-7	8.95%
631-8	8.95%

E. **Encumbrances Against Title:** An encumbrance is a claim against or a liability on the property or a document affecting the title or use of the property. Encumbrances may have an adverse effect on the property or your purchase and ownership of an apartment in the project.

Exhibit  D  describes the encumbrances against the title contained in the title report dated  November 25, 1997  and issued by  Island Title Corporation

2. **Rights Under the Sales Contract:** Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:

- A) Condominium Public Reports issued by the developer which have been given an effective date by the Hawaii Real Estate Commission.
- B) Declaration of Condominium Property Regime.
- C) Bylaws of the Association of Apartment Owners.
- D) House Rules.
- E) Condominium Map
- F) Escrow Agreement
- G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
- H) Other \_\_\_\_\_

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 Property Act (Chapter 514A, HRS) and Hawaii Administrative Rules, Chapter 16-107, are available at the Cashier's Office, Department of Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honolulu, Hawaii, mailing address: P.O. Box 541, Honolulu, HI 96809, at a nominal cost.

This Public Report is a part of Registration No. 2980 filed with the Real Estate Commission on October 21, 1993.

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

yellow paper stock

white paper stock

pink paper stock

**C. Additional Information Not Covered Above**

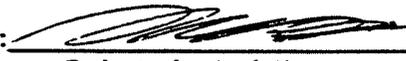
Pursuant to Sections 16-99-3(g) and 16-99-11(d), Hawaii Administrative Rules ("HAR"), prospective purchasers are hereby advised that one of the Developer/Owners, Summie S. Li (RB-8697), is a current and active Hawaii-licensed real estate broker, principal broker of the project broker and president of the real estate corporation. Further, pursuant to Section 16-99-11(c), HAR, "(n)o licensee shall advertise 'For Sale by Owner,...'"

**Flood Hazard Zone Disclosure.** A triangular portion of the property (the back right corner of the property) of approximately 200 square feet is located in a flood zone as determined by the Department of Housing and Urban Development and that it will be necessary to purchase flood insurance in order to obtain a loan secured by the property.

**Reserve Study.** The Developer has not completed a reserved study in arriving at the estimate of reserve funds in completing the Estimate of Maintenance Fee Disbursements (Exhibit E).

D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

SUMMIE SHAN LI, Trustee and JANE WAI CHING LI, Trustee  
Name of Developer

By:   
Duly Authorized Signatory

10-17-97  
Date

SUMMIE SHAN LI, Trustee/Owner  
print name & title of person signing above

Distribution:

Department of Finance, City and County of Honolulu  
Planning Department, City and County of Honolulu

EXHIBIT H

DISCLOSURE ABSTRACT

1. a. PROJECT: 627 & 631 HAUSTEN STREET  
627 & 631 Hausten Street  
Honolulu, HI 96826
- b. DEVELOPER: Summie Shan Li, Trustee and  
Jane Wai Ching Li, Trustee  
936 7th Avenue  
Honolulu, HI 96816
- c. MANAGING AGENT: None. Project will be self-managed.

2. Estimated Maintenance Fee Assessments and Disbursements

**Maintenance Fees:** The routine maintenance and repair of each apartment unit, including all utility charges, is the sole responsibility of each owner. The owner of Apartment 627 is responsible for the routine maintenance and repair of Apartment 627 and the appurtenant limited common elements. The owners of Apartments 631-1 to 631-8 are responsible for the maintenance of Building 631 and the appurtenant limited common elements which include the driveway alongside Building 631 and the parking area behind Apartment 627.

The breakdown of annual maintenance fees and monthly estimate for each apartment has been based on generally accepted accounting principles and is attached as Exhibit "E".

3. Description of All Warranties Covering the Apartments and Common Elements.

Purchasers are advised that Apartment 627 is an existing structure constructed in 1941 and Apartment 631-1 to 631-8 are contained in an existing structure portions of the building being built in 1949 and 1956. Said buildings are subject to "wear and tear" commensurate with their age. NO WARRANTIES FOR FITNESS OF USE OR MERCHANTABILITY OR ANY OTHER KIND ARE MADE AS TO ANY OF THE APARTMENTS. PURCHASERS ARE ADVISED TO CONDUCT THEIR OWN INSPECTION OF THE APARTMENT THEY DESIRE TO BUY. THE APARTMENTS ARE BEING SOLD "AS IS".

4. Use of Apartments. The 627 & 631 HAUSTEN STREET condominium project will consist of nine (9) apartments which will be used for residential purposes by the owners, their tenants, servants, guests and invitees and for no other purpose.

5. Structural Components and Mechanical and Electrical Installations.

Based on a visual inspection report prepared by a licensed architect (a copy of said report is attached as Exhibit "A" to this public report), it is the Developer's opinion that all structural components and electrical and plumbing systems material to the use and enjoyment of the apartments appear to be functioning and in satisfactory 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 APARTMENTS.

6. 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 municipal regulations of the City and County of Honolulu.

DATE: 10-17-1997

SUMMIE SHAN LI, Trustee  
JANE WAI CHING LI, Trustee

By  \_\_\_\_\_