

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
WILDER REGENT
1121 Wilder Avenue
Honolulu, Hawaii

REGISTRATION NO. 306

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: June 9, 1971
Expires: July 9, 1972

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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED NOVEMBER 17, 1969 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS LATE AS JUNE 9, 1971. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 306 dated December 15, 1969, the Developer has prepared, assembled and forwarded additional information to that filed in the November 17, 1969 submittal. This Final Report is made a part of the registration on the Wilder Regent Condominium project. The Developer is responsible for placing this Final Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock).

Since the issuance of the Commission's Preliminary Public Report of Wilder Regent, Registration No. 306, there has been four (4) extensions of this Preliminary Public Report. The last extension is from May 14, 1971 to June 14, 1971.

Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of this Final Public Report.
3. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have been recorded in the Bureau of Conveyances.

The Declaration of Horizontal Property Regime, executed January 28, 1971, together with the By-Laws of the Association of Apartment Owners, was recorded in the Bureau of Conveyances in Liber 7448, Page 250. The Bureau has designated Condominium File Plan No. 185 to the project.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report automatically expires twelve (12) months after the date of issuance June 9, 1971, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the topical headings of the Preliminary Public Report with the exception of LOCATION, ATTORNEY REPRESENTING DEVELOPER, ENCUMBRANCES AGAINST PROPERTY, MANAGEMENT AND OPERATIONS and STATUS OF PROJECT has not been disturbed.

NAME OF PROJECT: WILDER REGENT

LOCATION: The Developer has advised the Commission that the address of the project reported in the Preliminary Public Report was in error and should be 1121 Wilder Avenue.

ATTORNEY REPRESENTING DEVELOPER: The Developer has advised the Commission that the Attorney representing the Developer has been changed to Harold T. Yamada and Philip T. Chun (Attention Mr. Philip T. Chun) of 257 Alexander Young Building, Honolulu, Hawaii 96813.

ENCUMBRANCES AGAINST PROPERTY: The updated Certificate of Title prepared by Security Title Corporation dated June 1, 1971 shows that there are no liens or encumbrances except, to wit: Taxes that may be due and owing and a lien on the land; Mortgage and Financing Statement made by and between Bill Young & Associates, Corp., as Mortgagors and AMFAC Financial Corp., as Mortgagee, dated December 19, 1969, recorded in Book 6886, Page 123; Undated Financing Statement recorded on July 2, 1970 in Book 7079, Page 309; and Declaration of Horizontal Property Regime of Wilder Regent dated January 28, 1971, recorded in Book 7448, Page 250, and the By-Laws attached thereto. The foregoing Declaration was amended on May 24, 1971, in Book 7557, page 100. Lien on that certain Judgement made in the matter entitled "Ralph S. Aoki, Trustee, Petitioner, vs. William K. Y. Young, Claimant", recorded on March 5, 1971 in Book 7435, Page 206. Undated Financing Statement recorded on May 7, 1971 in Book 7529, Page 456. Notice of Mechanic's and Materialmen's Lien No. 2317, dated May 10, 1971, filed in the Circuit Court of the First Judicial Circuit, State of Hawaii. Notice of Mechanic's and Materialmen's Lien No. 2328, dated June 4, 1971, filed in the Circuit Court of the First Judicial Circuit, State of Hawaii. Terms and Provisions of Indenture of Lease dated October 1, 1969, recorded on October 23, 1969 in Book 6738, Page 392, made by and between How Ching Au, Inc., as lessor, and Bill Young & Associates, Corp., as Lessee.

MANAGEMENT AND OPERATIONS: In a Management Agreement dated December 1, 1969, submitted by the Developer identifies the initial Managing Agent as Bishop Trust Company, Ltd.

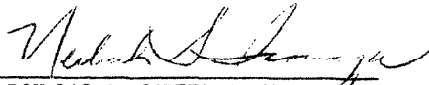
STATUS OF PROJECT: The Developer advises the Commission that construction of the building has been completed. A Certificate of Occupancy, No. 71-5068, has been issued by the Building Department of the City and County of Honolulu to the Project, dated May 8, 1971.

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 November 17, 1969, and information subsequently filed as late as June 9, 1971.

The information disclosed in the Commission's Preliminary Public Report of December 15, 1969 should be carefully reviewed by purchaser and prospective purchaser.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 306 filed with the Commission November 17, 1969.

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.


for DOUGLAS R. SODEVANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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Distribution:

DEPARTMENT OF TAXATION
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ESCROW AGENT

Registration No. 306
June 9, 1971

