

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

## PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

WILDER REGENT  
2111 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 but may only take reservations therefore after

- (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: December 15, 1969  
Expires: January 15, 1971

#### SPECIAL ATTENTION

A comprehensive reading of the report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser and 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 OF DECEMBER 15, 1969. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. The registration is in compliance with the requirements of the law and regulations. The Developer has given the Commission adequate information on its intention to offer the described apartment units for sale.
2. WILDER REGENT is a proposed leasehold condominium having forty (40) units in a twenty-one (21) story residential apartment building, without a basement. One parking stall is assigned to each apartment.
3. No advertising or promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.

4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regime.
5. The Developer of the project has submitted to the Commission for examination a filing of documents and exhibits which are complete except for some particular requirement or requirements, which can be expected to be completed as part of this registration. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of the approved Floor Plans) have not been filed in the Office of the Assistant Registrar of the Land Court.
6. This Preliminary Public Report is made a part of the registration on WILDER REGENT condominium project. The Developer has the responsibility of placing a true copy of the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for the Final Horizontal Property Regime Public Report from each purchaser and prospective purchaser when it is issued is also the responsibility of the Developer.
7. This Preliminary Public Report automatically expires thirteen (13) months from the date of issuance, December 15, 1969, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: WILDER REGENT

LOCATION: The project is located at 2111 Wilder Avenue, Honolulu, Hawaii, containing 20,656 square feet, less the 12 feet setback area. The description of the land and the reserved easements, rights, powers and privileges are more fully set forth in the Declaration.

TAX KEY: 2-4-19-17

ZONING: A-4

DEVELOPER: The Notice of Intention reveals the Developer to be BILL YOUNG & ASSOCIATES, CORP., a Hawaii corporation.

ATTORNEY REPRESENTING DEVELOPER: Yamada & Shinsato (Attention: Mr. Harold T. Yamada), 419 First Hawaiian Bank Building, Honolulu, Hawaii. Telephone 537-3338.

DESCRIPTION OF PROJECT: The Declaration of Horizontal Property Regime reflects that this is a leasehold condominium consisting of a twenty-one story building without a basement. The building will be constructed of reinforced concrete.

The apartment building will contain two (2) two-bedroom apartments from the second to the twenty-first floor inclusive, or a total of forty (40) apartments.

Apartments 200A, 300A, 400A, 500A, 600A, 700A, 800A, 900A, 1000A, 1100A, 1200A, 1300A, 1400A, 1500A, 1600A, 1700A, 1800A, 1900A and 2000A each utilizes plans identified as Apartment Unit "A" and contains six (6) rooms and gross floor area of approximately 835 square feet, plus a lanai of approximately 318 square feet.

Apartments 200B, 300B, 400B, 500B, 600B, 700B, 800B, 900B, 1000B, 1100B, 1200B, 1300B, 1400B, 1500B, 1600B, 1700B, 1800B, 1900B and 2000B each utilizes plans identified as Apartment Unit "B" and contains six (6) rooms and gross floor area of approximately 835 square feet, plus a lanai of approximately 318 square feet.

Apartment 2100A contains six (6) rooms and gross floor area of approximately 823 square feet, plus a lanai of approximately 318 square feet.

Apartment 2100B contains six (6) rooms and gross floor area of approximately 823 square feet, plus a lanai of approximately 318 square feet.

The apartments will be numbered as follows:

1st Floor	none
2nd Floor	200A and 200B
3rd Floor	300A and 300B
4th Floor	400A and 400B
5th Floor	500A and 500B
6th Floor	600A and 600B
7th Floor	700A and 700B
8th Floor	800A and 800B
9th Floor	900A and 900B
10th Floor	1000A and 1000B
11th Floor	1100A and 1100B
12th Floor	1200A and 1200B
13th Floor	1300A and 1300B
14th Floor	1400A and 1400B
15th Floor	1500A and 1500B
16th Floor	1600A and 1600B
17th Floor	1700A and 1700B
18th Floor	1800A and 1800B
19th Floor	1900A and 1900B
20th Floor	2000A and 2000B
21st Floor	2100A and 2100B

Each apartment has immediate access to the foyers and entrance of the building, the stairways and elevators. The building is serviced by two elevators and two stairways.

COMMON ELEMENTS AND LIMITED COMMON ELEMENTS: The Declaration states that the owners of apartments will have undivided interests in the common elements, including among other elements, the leasehold interest in the land and the parking spaces. One parking space will be assigned to each apartment.

PERCENTAGE OF UNDIVIDED OWNERSHIP TO BE CONVEYED: The Declaration reflects that the percentage of undivided interest in all the common elements of whatever kind appertaining to each apartment and its owner for all purposes shall be 2.5%.

Said percentage shall be the basis for the determination and allocation of common assessments and expenses and common profits to be shared by the Apartment Owners.

PURPOSE OF BUILDING AND RESTRICTION AS TO USE: The Declaration reflects that the apartment building shall be used for residential apartment purposes and other uses as permitted by the zoning ordinances for the time being applicable thereto.

OWNERSHIP TO TITLE: The Developer reports that title to the land is vested in HOW CHING AU, INC., a Hawaii corporation. The Certificate of Title issued by Security Title Corporation on October 24, 1969 confirms such ownership.

ENCUMBRANCES AGAINST PROPERTY: The Developer has submitted a Certificate of Title dated October 24, 1969, prepared by Security Title Corporation, a licensed abstractor. The report states that there were no liens or encumbrances against the land as of that date except reservation of mineral rights in favor of the State of Hawaii.

PURCHASE MONEY HANDLING: A copy of the specimen Reservation Agreement, Deposit Receipt and Contract and the executed Escrow Agreement have been submitted as part of the registration. The Escrow Agreement identifies Security Title Corporation as the "Escrow." On examination, the specimen Reservation Agreement, Deposit Receipt and Contract and the executed escrow agreement are found to be in compliance with Chapter 514, Hawaii Revised Statutes. The language in the specimen contract illustrates compliance with the requirements of Sec. 514-36 through 514-40, Hawaii Revised Statutes.

Among other provisions the executed Escrow Agreement provides the following which relates to refund of purchasers' monies:

If Purchaser's funds were obtained prior to the issuance of a final public report and there is a change in the condominium building plans subsequent to the execution of Purchaser's sales contract requiring the approval of a county officer having jurisdiction over the issuance of permits for construction of buildings, or, the final public report differs in any material respect from the preliminary public report, or, in the event that the final report is not issued within one (1) year from the date of the issuance of the preliminary report, any purchaser may have the funds deposited by him with Escrow refunded without interest, less \$15.00 cancellation fee.

It is incumbent upon the purchaser and prospective purchaser that he reads with care the Reservation Agreement, Deposit Receipt and Contract and the executed Escrow Agreement. The latter document, the Escrow Agreement, establishes how the 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.

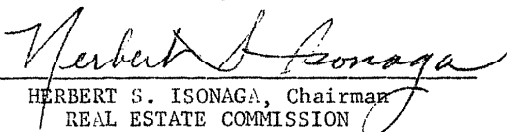
MANAGEMENT AND OPERATIONS: The Declaration discloses that the administration of the project shall be vested in the Association of Apartment Owners. The proposed By-Laws of the Association place the responsibility of employing a responsible corporate Managing Agent to manage and control the project, subject at all times to direction by the Board. No managing agent has been identified in the notice of intention.

STATUS OF PROJECT: No building contract nor bond has been filed with the Commission. According to the specimen Reservation Agreement, Deposit Receipt and Contract, Seller and Buyer each shall have the right to terminate this contract and Seller will return the deposit to Buyer without interest, less escrow charges, if the construction of the building is not commenced on or before one year from the date of execution of said Reservation Agreement.

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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 September 18, 1969, and additional information subsequently filed as of December 15, 1969.

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

The report when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be yellow.

  
HERBERT S. ISONAGA, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

REB:va

Distribution:  
DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

December 15, 1969  
Registration No. 306