

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

FERN GARDEN  
1715 Fern Street  
Honolulu, Hawaii

REGISTRATION NO. 931

### **This Report Is Not an Approval or Disapproval of This Condominium Project**

It was prepared as a supplement to an earlier Report dated \_\_\_\_\_ issued  
by the Real Estate Commission on the above 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: November 18, 1977  
Expires: October 30, 1978

### 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 or prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE  
REQUIRED NOTICE OF INTENTION SUBMITTED ON AUGUST 11,  
1977 AND ADDITIONAL INFORMATION SUBMITTED AS OF OCTOBER  
25, 1977. THE DEVELOPERS, IN NOTIFYING THE COMMISSION  
OF THEIR INTENTION TO SELL AND REPORTING CHANGES TO THE  
PROJECT, ARE COMPLYING WITH THE REQUIREMENTS OF THE  
HORIZONTAL PROPERTY ACT.

1. Since the issuance of the Commission's Final Public Report on September 30, 1977, the Developers have amended the Declaration of Horizontal Property Regime and the By-Laws to comply with law by adding a waiver of dower by Kay Sadako Ujimori and deleting ownership

by the purchaser of a limited common element.

2. The Developers are responsible for placing this Supplementary Public Report (pink paper stock) and Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for this Supplementary Public Report as well as receipts for public reports previously issued from each purchaser and prospective purchaser is also the responsibility of the Developers.
3. The basic documents (Declaration of Horizontal Property Regime, Amendment to Declaration of Horizontal Property Regime, Second Amendment of Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of the approved floor plans) have been filed in the Office of the Recording Officer.

The Declaration of Horizontal Property Regime with the By-Laws attached, was recorded in the Bureau of Conveyances, City and County of Honolulu, State of Hawaii, in Liber 12348, Page 726. The said Declaration of Horizontal Property Regime was amended by an Amendment of Declaration of Horizontal Property Regime dated September 8, 1977 and recorded in Liber 12420, Page 664, and was further amended by a Second Amendment of Declaration of Horizontal Property Regime dated October 24, 1977 and recorded in Liber 12506, Page 726. Condominium Map No. 510 has been assigned to the project by the Bureau of Conveyances.

4. There is no advertising or promotional material to be submitted to the Commission.
5. 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 Regimes.
6. This Supplementary Public Report automatically expires on October 30, 1978, unless a further Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

This information in the topical headings "LIMITED COMMON ELEMENTS" and "OWNERSHIP OF TITLE" have been amended as follows: All other headings have not been disturbed.

LIMITED COMMON ELEMENTS: Certain of the apartments shall have exclusive use in and to the entry hallway leading to and/or between such apartments. The respective apartments and entry hallway interests appurtenant thereto are as follows:

Each apartment, except for apartments 201, 202, 203, 306, and 401 shall have appurtenant to it one (1) parking space designated on the Condominium Map. No parking space is assigned to apartments 201, 202, 203, 306, and 401. The respective apartments and parking spaces appurtenant thereto are as follows (parking space with a "(c)" denotes a compact

parking stall):

<u>Apt. No.</u>	<u>Parking Space</u>	<u>Apt. No.</u>	<u>Parking Space</u>
403	1	503	10
204	2	305	11
303	3	402	12
502	4	405	13
505	5	301	14
205	6(c)	406	15
302	7(c)	304	16
206	8	506	17
504	9	404	18(c)
		501	19

Apartments 201, 202, 203, 306 and 401 shall have appurtenant to it one (1) planting area designated on the Condominium Map. The respective apartments and planting areas appurtenant thereto are as follows:

<u>Apt. No.</u>	<u>Planting No.</u>
201	A
202	B
306	C
203	D
401	E

Certain of the apartments shall have exclusive use in and to the entry hallway leading to and/or between such apartments. The respective apartments and entry hallway interests appurtenant thereto are as follows:

(A) Apartments 201 and 202, 301 and 302, 401 and 402 and 501 and 502 shall have exclusive use in and to the entry hallway leading to and between such apartments, all as is more particularly shown on Condominium Map No. 510.

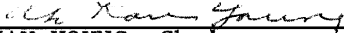
(B) Apartments 203 and 204, 303 and 304, 403 and 404 and 503 and 504 shall have exclusive use in and to the entry hallway leading to and between such apartments, all as is more particularly shown on Condominium Map No. 510.

(C) Apartments 206, 306, 406 and 506 shall have exclusive use in and to the entry hallway immediately appurtenant to such apartments, all as is more particularly shown on Condominium Map No. 510.

OWNERSHIP OF TITLE: Title to the land committed to the project is vested in JACK HISATSUGU UJIMORI and HARUMI UJIMORI, husband and wife, and STANLEY TAKITO UJIMORI, husband of Kay Sadako Ujimori, by Deed dated November 20, 1975 recorded in Liber 11235 at Page 192. KAY SADAKO UJIMORI, wife of Stanley Takito Ujimori, has executed a waiver of dower in the Second Amendment of Declaration of Horizontal Property Regime dated October 24, 1977, recorded in Liber 12506, Page 726.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developers in the required Notice of Intention submitted on August 11, 1977 and information subsequently filed as of October 25, 1977.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made part of REGISTRATION NO. 931 filed with the Commission on August 11, 1977. This report when reproduced, should be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink.

  
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AH KAU YOUNG, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION  
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ESCROW AGENT

Registration No. 931  
November 18, 1977