

**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

WAILUNA I  
Mauka End of Kaahumanu Street  
Waiiau, Ewa, Oahu

REGISTRATION NO. 1100

**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: July 9, 1979  
Expires: June 17, 1980

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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MARCH 6, 1979, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF JULY 2, 1979. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING INFORMATION ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since issuance of the Commission's Preliminary Public Report issued on May 17, 1979 for WAILUNA I, certain typographical errors were discovered which must be corrected. The Developer has also notified the Commission of certain changes in the project since the Notice of Intention was submitted on March 6, 1979. The changes subsequently made are determined to be material revisions to the information disclosed.
2. This Supplementary Public Report amends the Preliminary Public Report and becomes a part of the WAILUNA I registration. The Developer is responsible for placing this Supplementary Public Report (pink paper stock) and the Preliminary Report (yellow paper stock), in the hands of all purchasers. Securing a signed copy of the receipt for the Preliminary and Supplementary Public Reports from each purchaser is also the responsibility of the Developer.
3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Supplementary Public Report.
4. Copies of certain advertising and promotional matters have been submitted to the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations promulgated thereunder, which relates to Horizontal Property Regimes.
6. This Supplementary Public Report automatically expires on June 17, 1980, unless another supplementary public report issues or the Commission, upon review of the registration, issues an order extending the period of this report.

The Developer has informed the Commission that there are no changes in the information set forth in the Commission's Preliminary Public Report issued on May 17, 1979, except for the changes hereinbelow set forth:

Change No. 1:

The last sentence of paragraph 1 on the top of page 2 of the Preliminary Public Report is deleted, and the following is inserted in lieu thereof:

"In addition, the project will contain forty-eight (48) uncovered parking spaces."

Change No. 2:

Paragraph 2 on page 2 of the Preliminary Report is deleted, and the following is inserted in lieu thereof:

"2. Each residential apartment owner shall be a member of Wailuna Recreation Association, a Hawaii nonprofit corporation. Wailuna Recreation Association will be formed to initially own and manage the parking apartment and two (2) private parks for the benefit of all apartment owners."

Change No. 3:

DESCRIPTION OF THE APARTMENTS. Under the heading "DESCRIPTION OF THE APARTMENTS", Exhibit "A" attached to the Preliminary Report is hereby deleted, and the Exhibit "A" attached hereto is inserted in lieu thereof.

Change No. 4:

WAILUNA RECREATION ASSOCIATION. Under the heading "WAILUNA RECREATION ASSOCIATION", the first paragraph is deleted, and the following is inserted in lieu thereof:

"WAILUNA RECREATION ASSOCIATION. Wailuna Recreation Association, a Hawaii nonprofit corporation, will be formed to hold Bishop Estate lease(s) to the parking apartment and to two (2) private parks for use by the owners of apartments in Wailuna I and for use by owners of apartments in any additional projects developed on adjacent property. The two (2) private parks are briefly described as follows:

"A. An active park on 0.622 acres of land immediately abutting the project, consisting of certain landscaping, a recreation center, swimming pool and accessory items.

"B. A passive park comprised of approximately 16.5 acres shall immediately abut the project, and said park shall remain in its natural state and will not be improved."

ENCUMBRANCES AGAINST TITLE. In addition to the encumbrances set forth in the Commission's Preliminary Report, the Developer has advised the Commission that the project site will be subject to a 6-foot wide pedestrian right-of-way appurtenant to the 16.5 acre, more or less, private passive park which abuts the project.

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The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted on March 6, 1979, and additional information subsequently filed as of July 2, 1979.

This FIRST SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1100 filed with the Commission on March 6, 1979. This Report when reproduced shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be pink in color.

*Ah Kau Young*

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AH KAU YOUNG, Chairman  
Real Estate Commission  
State of Hawaii

Distribution:  
Department of Taxation  
Bureau of Conveyances  
Planning Department, City  
and County of Honolulu  
Federal Housing Administration  
Escrow Agent

Registration No. 1100

July 9, 1979

EXHIBIT "A"

I

The below schedule sets forth the following information with respect to the residential apartments:

1. Column 1 sets forth the apartment number of each apartment and the location and identification of each apartment by identifying the building in which it is located by an arabic numeral and a designation of each apartment by the letter designation of A, B, C, or D.

2. Column 2 indicates whether the apartment is a "standard floor plan" (S), or a "reverse floor plan" (R). A R means that the standard floor plan has been reversed and that it is a mirror-image of a standard floor plan.

3. Column 3 sets forth the type of building in which the apartment is located. The designation as "Type 1" or "Type 2" is considered a "standard" building. When a "R" is placed after the designation of a Type 1 or Type 2 building, this means that the building contains a reverse location of each apartment and that it is a mirror-image of a standard building.

4. Columns 4 through 11, inclusive, contain a description of each residential apartment as follows:

(a) Column 4 indicates whether the apartment is located on the ground floor (GF) or the second floor (SF) or is a two-story (TS) apartment.

(b) Columns 5, 6 and 7 indicate whether the apartment has a separate living room (LR) and a separate dining room (DR) or has a combination living room-dining room (L/DR). It is noted that the only type apartment having a separate living room and dining room is the C apartment in a Type 2 building.

(c) Column 8 indicates whether the apartment has two bedrooms (2) or three bedrooms (3).

(d) Column 9 indicates whether the apartment has two full baths or one full bath and a one-half bath.

(e) Column 10 indicates whether the apartment includes a one-car garage (1-C) or a two-car garage (2-C).

(f) Column 11 indicates the approximate square footage area of the apartment, as defined in the Declaration, including the garage and lanai. It is noted that all apartments include a lanai and either a one-car garage or a two-car garage.

4. Column 12 indicates the parking stall, if any, that is appurtenant to and for the exclusive use of the apartment. We note that only those apartments which contain a one-car garage have an appurtenant parking stall.

NOTE: All the foregoing is shown on said Condominium Map.

5. Column 13 sets forth undivided interest in the common elements of the Project appurtenant to the apartment.

SCHEDULE

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
1-A	S	2	GF			L/DR	3	2	1-C	1583	1	1.545
1-B	S		TS			L/DR	2	1-½	1-C	1514	3	1.47
1-C	S		TS	LR	DR		3	2-½	2-C	1951	-	1.73
1-D	S		SF			L/DR	3	2	2-C	1811	-	1.575
2-A	R	1/R	GF			L/DR	3	2	2-C	1785	-	1.545
2-B	R		TS			L/DR	2	1-½	1-C	1514	10	1.47
2-C	R		TS			L/DR	2	1-½	1-C	1514	9	1.47
2-D	R		SF			L/DR	3	2	2-C	1811	-	1.575
3-A	S	2	GF			L/DR	3	2	1-C	1583	13	1.545
3-B	S		TS			L/DR	2	1-½	1-C	1514	15	1.47
3-C	S		TS	LR	DR		3	2-½	2-C	1951	-	1.73
3-D	S		SF			L/DR	3	2	2-C	1811	-	1.575
4-A	R	1/R	GF			L/DR	3	2	2-C	1785	-	1.545
4-B	R		TS			L/DR	2	1-½	1-C	1514	20	1.47
4-C	R		TS			L/DR	2	1-½	1-C	1514	19	1.47
4-D	R		SF			L/DR	3	2	2-C	1811	-	1.575
5-A	S	2	GF			L/DR	3	2	1-C	1583	21	1.545
5-B	S		TS			L/DR	2	1-½	1-C	1514	22	1.47
5-C	S		TS	LR	DR		3	2-½	2-C	1951	-	1.73
5-D	S		SF			L/DR	3	2-½	2-C	1811	-	1.575
6-A	R	2/R	GF			L/DR	3	2	1-C	1583	27	1.545
6-B	R		TS			L/DR	2	1-½	1-C	1514	26	1.47
6-C	R		TS	LR	DR		3	2-½	2-C	1951	-	1.73
6-D	R		SF			L/DR	3	2	2-C	1811	-	1.575
7-A	R	2/R	GF			L/DR	3	2	1-C	1583	14	1.545
7-B	R		TS			L/DR	2	1-½	1-C	1514	16	1.47
7-C	R		TS	LR	DR		3	2-½	2-C	1951	-	1.73
7-D	R		SF			L/DR	3	2	2-C	1811	-	1.575
8-A	S	2	GF			L/DR	3	2	1-C	1583	12	1.545
8-B	S		TS			L/DR	2	1-½	1-C	1514	11	1.47
8-C	S		TS	LR	DR		3	2-½	2-C	1951	-	1.73
8-D	S		SF			L/DR	3	2	2-C	1811	-	1.575
9-A	R	1/R	GF			L/DR	3	2	2-C	1785	-	1.545
9-B	R		TS			L/DR	2	1-½	1-C	1514	4	1.47
9-C	R		TS			L/DR	2	1-½	1-C	1514	5	1.47
9-D	R		SF			L/DR	3	2	2-C	1811	-	1.575
10-A	S	2	GF			L/DR	3	2	1-C	1583	28	1.545
10-B	S		TS			L/DR	2	1-½	1-C	1514	30	1.47
10-C	S		TS	LR	DR		3	2-½	2-C	1951	-	1.73
10-D	S		SF			L/DR	3	2	2-C	1811	-	1.575

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
11-A	R	1/R	GF			L/DR	3	2	2-C	1785	-	1.545
11-B	R		TS			L/DR	2	1- $\frac{1}{2}$	1-C	1514	34	1.47
11-C	R		TS			L/DR	2	1- $\frac{1}{2}$	1-C	1514	33	1.47
11-D	R		SF			L/DR	3	2	2-C	1811	-	1.575
12-A	S	2	GF			L/DR	3	2	1-C	1583	36	1.545
12-B	S		TS			L/DR	2	1- $\frac{1}{2}$	1-C	1514	35	1.47
12-C	S		TS	LR	DR		3	2- $\frac{1}{2}$	2-C	1951	-	1.73
12-D	S		SF			L/DR	3	2	2-C	1811	-	1.575
13-A	R	2	GF			L/DR	3	2	1-C	1583	37	1.545
13-B	R		TS			L/DR	2	1- $\frac{1}{2}$	1-C	1514	38	1.47
13-C	R		TS	LR	DR		3	2- $\frac{1}{2}$	2-C	1951	-	1.73
13-D	R		SF			L/DR	3	2	2-C	1811	-	1.575
14-A	S	1	GF			L/DR	3	2	2-C	1785	-	1.545
14-B	S		TS			L/DR	2	1- $\frac{1}{2}$	1-C	1514	41	1.47
14-C	S		TS			L/DR	2	1- $\frac{1}{2}$	1-C	1514	42	1.47
14-D	S		SF			L/DR	3	2	2-C	1811	-	1.575
15-A	R	2/R	GF			L/DR	3	2	1-C	1583	51	1.545
15-B	R		TS			L/DR	2	1- $\frac{1}{2}$	1-C	1514	49	1.47
15-C	R		TS	LR	DR		3	2- $\frac{1}{2}$	2-C	1951	-	1.73
15-D	R		SF			L/DR	3	2	2-C	1811	-	1.575
16-A	R	2/R	GF			L/DR	3	2	1-C	1583	52	1.545
16-B	R		TS			L/DR	2	1- $\frac{1}{2}$	1-C	1514	53	1.47
16-C	R		TS	LR	DR		3	2- $\frac{1}{2}$	2-C	1951	-	1.73
16-D	R		SF			L/DR	3	2	2-C	1811	-	1.575

II

Parking Apartment No. 1 shall have appurtenant thereto a .18 undivided percentage interest in all of the common elements of the Project.