

**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS  
STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

**PRELIMINARY  
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)  
PUBLIC REPORT**

of

THE PUMEHANA  
1820 Waiola Street  
Honolulu, Hawaii

REGISTRATION NO. 1593

**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: May 14, 1984  
Expires: June 14, 1985

SPECIAL ATTENTION

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MARCH 28, 1984 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF MAY 9, 1984. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. THE PUMEHANA is a proposed fee simple condominium project consisting of a seven (7) story building containing a total of sixty-eight (68) residential units, and sixty-eight (68) parking spaces, of which thirty-one (31) stalls are compact size.

2. 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 Preliminary Public Report.
3. 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 recorded in the Bureau of Conveyances of the State of Hawaii.
4. Advertising or promotional matter has been submitted pursuant to the Rules and Regulations promulgated by 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 which relate to Horizontal Property Regime.
6. This Preliminary Public Report is made a part of the registration of THE PUMEHANA condominium project. The Developer is responsible for placing a true copy of this Preliminary Public Report (yellow paper stock) and attached Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed copy of the receipt therefor.
7. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, May 14, 1984, unless a Final or Supplementary Public Report issues or the Commission upon review of registration issues an order extending the period of this Preliminary Public Report.

NAME OF PROJECT: THE PUMEHANA

LOCATION: The project consists of approximately 30,784 square feet of real property located at 1820 Waiola Street, Honolulu, Hawaii.

TAX KEY: FIRST DIVISION 2-3-29:47, 48, 56, 57 & 59

ZONING: A-2

DEVELOPER: PUMEHANA VENTURE, a Hawaii Limited Partnership, whose place of business and mailing address is 98-121 Lipoa Place, Aiea, Hawaii 96701; Telephone No. (808) 488-8491. The general partner is HI-GRADE PLUMBING, INC.

ATTORNEY REPRESENTING DEVELOPER: VERNON T. TASHIMA, Suite 888, Central Pacific Plaza, 220 South King Street, Honolulu, Hawaii 96813. Telephone No. (808) 521-2951.

DESCRIPTION OF PROJECT: The building extends in a makai to mauka direction. The vehicular entry to the ground level parking area will be from Waiola and Algaroba Streets. The residential apartments start from the second floor; and, in viewing the

building from the koko-head side, or from Pumehana Street, and reading from left to right, that is, from makai to mauka direction, the units on the second through the sixth floors have numbers ending in 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 and 12, preceded by the number of the floor on which the units are located; that is, the units on the second floor will be preceded by the number 2, the units on the third floor by 3 and so forth, up through the 6th floor. The units on the 7th floor, reading in the same direction are numbered 01, 02, 03, 04, 05, 06, 07 and 08, preceded by PH designation; that is, PH01, PH02 and so forth.

There are a total of sixty-eight (68) units. Each apartment is a one-bedroom, one bath unit with a kitchen, an unenclosed den and a living room.

The approximate net floor area of each typical unit is as follows:

<u>Unit Nos. Ending With</u>	<u>Type</u>	<u>Floor Area Net</u>
01, 12 & PH01 and PH08 (totals twelve (12) units)	End Units	539.45 sq. ft.
02, 03, 04, 05, 06, 07, 08 (except PH08), 09, 10 and 11 (total fifty-six (56) units)	Interior Units	551.1 sq. ft.

Units 209 and 309 are the only ones which are specially designed for the handicapped.

The net floor area indicated above is the net living area of each apartment as measured from the interior surface of each apartment's perimeter walls, and also includes the area of the mechanical pipe duct chases and that apartment's interior walls and partitions.

The bedroom and living areas will be carpeted, the kitchen will have vinyl floor cover, and the bathroom will have ceramic tile. Each apartment will have a refrigerator, range-oven, range hood, disposal and a water heater. All appliances will be electric.

The common elements to which each unit will have immediate access are the corridors on every floor and to two (2) stairways on either end of the building leading to the ground level.

The respective apartments shall not be deemed to include the undecorated or unfinished surface of the party walls, perimeter walls or interior load-bearing walls, the floors and ceiling surrounding each apartment or any pipes, wires, conduits, ducts or other utility lines running through such apartment, the same being deemed common elements.

COMMON ELEMENTS: The proposed Declaration reflects that the common elements consist of:

(A) The land in fee simple.

(B) All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter walls and interior load-bearing walls, interior walls separating adjacent apartments, fences and building roof.

(C) All yards, manager's office, landscaping, private park, refuse facilities and mail boxes.

(D) All building walkways, building sidewalks, stairways, pathways, parking area and loading zone, driveways, corridors or common balcony on each floor.

(E) All ducts, house meters, electrical equipment wiring and other central and appurtenant installations, including power, light, water, sewer, gas and telephone, machine, meter room and switch room, all pipes, wires, conduits, or other utility or service lines, including TV cables, if any, which run through an apartment, but which are utilized by or serve more than one apartment.

LIMITED COMMON ELEMENTS: The proposed Declaration provides that each unit will be assigned a minimum of one (1) parking stall. Parking stall locations and numbering scheme are shown on the proposed Condominium File Plan, and assigned in accordance with Exhibit "A" attached hereto.

INTEREST TO BE CONVEYED PURCHASER: Each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the project and the same proportionate share in all common profits and expenses of the project and for all other purposes, including voting as follows:

<u>Apartment No.</u>	<u>% Common Interest</u>
All units ending with 01, 12, and PH01 and PH02 (total of twelve (12) units)	1.45 each
All units ending with 02 (except PH02) 03, 04, 05, 06, 07, 08, 09, 10 and 11 (total of fifty-six (56) units)	1.475 each

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The proposed Declaration states that each residential apartment shall be used primarily as a single-family residence dwelling by the respective owners, their tenants, families and domestic servants and for no other purpose. Among other provisions, the House Rules provide that no livestock, poultry, rabbits, dogs, cats or other animals whatsoever shall be allowed or kept in the apartment or any part of the project and, provided the Board has given its written consent, only fish or birds contained in a tank or cage may be kept by an occupant who shall not breed or use it for any commercial purpose. Each owner shall comply with the terms of the Declaration, By-Laws and House Rules of the Association of Apartment Owners.

OWNERSHIP OF TITLE: A copy of the Preliminary Report issued by ISLAND TITLE CORPORATION as of March 15, 1984 reports that the fee title to the land is vested in PRIME PROPERTIES, INC., a Hawaii corporation.

By Agreement of Sale dated December 29, 1983, PRIME PROPERTIES, INC. agreed to sell the property to ISAAC ICHIRO NONAKA, who on May 2, 1984 assigned his interest in the Agreement of Sale to PUMEHANA VENTURE, the developer.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report dated March 15, 1984, identifies the following encumbrances on the land committed to the project;

1. For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, Department of Finance.

2. Title to all minerals and metallic mines reserved to the State of Hawaii.

3. Mortgage dated and filed August 24, 1981, in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 1081761, to secure the repayment of \$810,000.00, and any additional advances and other amounts secured thereby under the terms and provisions thereof.

Mortgagor: PRIME PROPERTIES, INC., a Hawaii corporation  
Mortgagee: JAMES KEANOALOHA FARM et al.

4. Mortgage dated September 12, 1983, filed September 19, 1983, in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 1192110.

Mortgagor: PRIME PROPERTIES, INC., a Hawaii corporation  
Mortgagee: AMERICAN TRUST COMPANY OF HAWAII, INC., a Hawaii corporation, Trustee under Chee, Lee, Oshiro & Williams H-10 Retirement Plan

5. Agreement of Sale dated December 29, 1983, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1210842, for the stated consideration of \$1,125,000.00.

Seller: PRIME PROPERTIES, INC., a Hawaii corporation  
Purchaser: ISAAC ICHIRO NONAKA, husband of Kay Shizuko Nonaka

Consent thereto by American Trust Company of Hawaii, Inc., a Hawaii corporation, Trustee under Chee, Lee, Oshiro & Williams H-10 Retirement Plan, dated December 21, 1983, filed December 29, 1983, Document No. 1210843, in said Office.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated March 13, 1984, identifies ISLAND TITLE CORPORATION as "Escrow". On examination, the specimen Sales Contract and Receipt and executed Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended.

Among other provisions the Sales Contract and Receipt reflects that a Purchaser shall be entitled to a refund of his funds, without interest less \$25.00 cancellation fee, if any one of the following shall have occurred: (1) if Purchaser's funds were obtained prior to the issuance of a Final Public Report and if there are any changes in the building plans, subsequent to the

extension of Purchaser's contract, requiring approval of a county officer having jurisdiction over the issuance of permits for construction, unless the Purchaser has given written approval or acceptance of the change or ninety (90) days have elapsed since the Purchaser has accepted, in writing, the apartment or he has first occupied the apartment; or (2) if the Purchaser's funds were obtained prior to the issuance of a Final Public Report and the Final Public Report differs in any material respect from the Preliminary Public Report, unless the Purchaser has given written approval or acceptance of the difference; or (3) if the Final Public Report is not issued within one (1) year from the date of issuance of the Preliminary Report and Purchaser's rights are not waived under Section 514A-66, Hawaii Revised Statutes, as amended.

Additionally, the specimen Sales Contract and Receipt provides: (1) that the Purchaser's rights are and shall be subject and subordinate to the lien of any mortgage made to finance the cost of construction; (2) that Purchaser agrees to inspect and accept unit(s) (together with list of defects, if any) so long as the unit(s) are not deemed uninhabitable; (3) that time is of the essence and if Purchaser shall fail to make any payment when required or fails to perform any other obligation required of Purchaser in the Sales Contract the Developer at his option may cancel the Sales Contract by written notice to Purchaser and all sums paid by Purchaser shall belong absolutely to the Developer as liquidated damages.

It is incumbent upon the Purchaser and prospective Purchaser that he reads with care the Sales Contract and Receipt and the Escrow Agreement. The Escrow Agreement establishes how the proceeds from the sale of units and all sums received from any source are placed in trust, as well as the retention and disbursement of said trust funds.

MANAGEMENT AND OPERATIONS: The By-Laws of the project states that the Board of Directors may employ for the Association of Apartment Owners, a management agent to perform such duties as the Board shall authorize, including the collection of all assessments from the owners. The Developer has not entered into any contract with any management company as the initial managing agent.

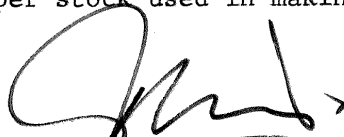
STATUS OF PROJECT: The Notice of Intention discloses that construction of the building is expected to commence on June 1, 1984 and expect to be completed by June 30, 1985.

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The Purchaser or prospective Purchaser should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted March 28, 1984, and information subsequently filed as of May 9, 1984.

THIS PRELIMINARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1593 filed with the Commission on March 28, 1984.

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.



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G. A. REDMOND MORRIS, CHAIRMAN  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

Department of Finance, City and County of Honolulu  
Bureau of Conveyances  
Planning Department, City and County of Honolulu  
Federal Housing Administration  
Escrow Agent

REGISTRATION NO. 1593

Dated: May 14, 1984

THE PUMEHANA

PARKING STALL ASSIGNMENT

<u>UNIT NO.</u>	<u>STALL NO. *</u>	<u>UNIT NO.</u>	<u>STALL NO. *</u>
201	68C	501	22
202	67C	502	23
203	66C	503	24
204	65C	504	29
205	64C	505	30
206	63C	506	31
207	62C	507	32
208	61C	508	33
209	60C	509	34
210	59C	510	35
211	58C	511	36
212	57C	512	37
301	56C	601	9
302	55C	602	10
303	54C	603	11
304	53C	604	12
305	52C	605	13
306	51C	606	14
307	50C	607	15
308	49C	608	16
309	48C	609	17
310	47C	610	18
311	46C	611	19
312	38	612	20
401	39	PH.01	1
402	40	PH.02	2
403	41	PH.03	3
404	25C	PH.04	4
405	26C	PH.05	5
406	27C	PH.06	6
407	28C	PH.07	7
408	42C	PH.08	8
409	43C		
410	44C		
411	45C		
412	21		

\*Parking stall numbers ending in "C" are compact-parking stalls.