

# 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

### FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ON  
LAKEVIEW GARDENS  
1121 Ala Napunani Street  
Honolulu, Hawaii 96818

REGISTRATION NO. 1641 (CONVERSION)

#### **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: March 1, 1985

Expires: April 1, 1986

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 9, 1984, AND INFORMATION SUBSEQUENTLY SUBMITTED AS OF FEBRUARY 14, 1985. THE DEVELOPER, IN 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. Since the issuance of the Commission's Preliminary Public Report of December 4, 1984 on LAKEVIEW GARDENS, Registration No. 1641, the Developer reports that changes have been made to the Project. This Final Public Report amends the Preliminary Public Report becoming a part of the LAKEVIEW GARDENS registration.

2. The Developer of the Project has submitted to the Commission all documents deemed necessary by the Commission for the registration of a condominium project and the issuance of this Final Public Report.
3. The Developer reports that the Declaration of Horizontal Property Regime dated January 31, 1985 and the Bylaws of the Association of Apartment Owners dated January 31, 1985, have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document Nos. 1281146 and 1281147, respectively, and are noted on Transfer Certificate of Title No. 267,641. The approved floor plans have also been filed as aforesaid and designated as Condominium Map No. 538.
4. No advertising or promotional matter have 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 Rules and Regulations of the Hawaii Real Estate Commission which relate to horizontal property regimes.
6. This Final Public Report expires thirteen (13) months after the date of issuance, March 1, 1985, unless a Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective date of this report.
7. This Final Public Report is made a part of the registration of the LAKEVIEW GARDENS condominium project. The Developer has the responsibility of placing a true copy of this Final Public Report (white paper stock) together with the Preliminary Public Report (yellow paper stock), Disclosure Abstract and Amended Disclosure Abstracts in the hands of all purchasers and securing a signed copy of the receipt therefor.

The information in the topical headings OWNERSHIP OF TITLE, ENCUMBRANCES, PURCHASE MONEY HANDLING and MANAGEMENT AND OPERATION have been altered as follows. Information disclosed in the remaining topical headings has not been disturbed.

OWNERSHIP OF TITLE: A Preliminary Report, dated February 4, 1985, issued by Title Guaranty of Hawaii, Incorporated, states that the Developer has acquired from HZS Investors, a Hawaii limited partnership, fee simple title to the land and the improvements thereon, by Deed dated January 30, 1985, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1280695.

ENCUMBRANCES: The Preliminary Report states that title to the property is subject to the following encumbrances:

1. For any taxes that may be due and owing, reference is made to the Office of the Finance Director, City and County of Honolulu.

2. Reservation of all artesian and other underground water and rights thereto in favor of the Trustees of the Estate of Samuel M. Damon, in Deed dated October 7, 1965, filed as Document No. 372554, as amended by Release dated October 12, 1965, filed as Document No. 372562.

3. Perpetual covenants as contained in Declaration dated December 6, 1968, filed as Document No. 461355.

4. Mortgage, dated January 30, 1985 executed by Savio Development Co., Inc., as Mortgagor, in favor of American Savings and Loan Association, filed as Document No. 1280696.

5. Declaration of Horizontal Property Regime of Lakeview Gardens, dated January 31, 1985, filed as Document No. 1281146, and Bylaws of the Association of Apartment Owners of Lakeview Gardens, dated January 31, 1985, filed as Document No. 1281147. Condominium Map designated as No. 538.

NOTE: The Mortgage mentioned in Item 4 will be released at the time the Apartment Deeds for the Project are issued to apartment purchasers.

PURCHASE MONEY HANDLING: The specimen copy of the Lakeview Gardens Apartment Deposit Receipt and Sales Contract (the "Sales Contract") has been amended by an Amendment to Lakeview Gardens Apartment Deposit Receipt and Sales Contract (the "Amended Sales Contract"). A specimen copy of the Amended Sales Contract has been submitted as part of the registration. Upon examination, the Sales Contract, as amended by the Amended Sales Contract is found to be in compliance with Chapter 514A Hawaii Revised Statutes, as amended. A prospective purchaser should carefully examine the form of the Sales Contract as amended by the Amended Sales Contract.


MANAGEMENT AND OPERATION: The initial managing agent of the Project is SAVIO REALTY, LTD., whose principal place of business and post office address is 41 South Beretania Street, Suite B-101, Honolulu, Hawaii 96813.

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The purchaser and prospective purchasers should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted October 9, 1984, and additional information subsequently submitted as of February 14, 1985.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1641 filed with the Commission on October 9, 1984.

The report, when reproduced, shall be a true copy of the Commission's Public Report. Paper stock used in making facsimiles must be white.

  
for G. A. "RED" 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  
Escrow Agent  
Federal Housing Administration

Registration No. 1641

March 1, 1985