

**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  
KALIHI GARDENS  
2027 and 2033 Wilcox Lane  
Honolulu, Hawaii 96819

REGISTRATION NO. 1656 (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: January 2, 1986  
Expires: February 2, 1987

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 DECEMBER 21, 1984, AND INFORMATION SUBSEQUENTLY SUBMITTED AS OF DECEMBER 23, 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 January 21, 1985, on KALIHI GARDENS, Registration No. 1656, 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 KALIHI 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 December 5, 1985 and the Bylaws of the Association of Apartment Owners of Kalihi Gardens dated December 5, 1985, have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii ("Land Court") as Document No. 1338793 and Document No. 1338794, respectively. The approved floor plans have also been filed as aforesaid and designated as Condominium Map No. 564.
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, January 2, 1986, 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 KALIHI 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) and Amended Disclosure Abstract in the hands of all purchasers and securing a signed copy of the receipt therefor.

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

DEVELOPER: DEVELOPMENT 1985, INC., a Hawaii corporation, with principal place of business and post office address at 931 University Avenue, Suite 301, Honolulu, Hawaii 96826. The officers of Development 1985, Inc. are: Peter B. Savio, President and Treasurer; Phyllis Savio, Vice President and Secretary.

OWNERSHIP OF TITLE: The Developer has acquired from Gladys Hideko Uyemura, wife of Richard Shigeo Uyemura, Trustee under an unrecorded Revocable Living Trust Agreement known as the Toworu Kunikiyo Trust dated June 30, 1971 and Richard Shigeo Uyemura and Gladys Hideko Uyemura, Trustees under an unrecorded Revocable Living Trust Agreement known as the Katsuno Kunikiyo Trust dated May 29, 1971, fee simple title to the land and the improvements thereon, by Limited Warranty Deed dated November 22, 1985, filed in the Land Court as Document No. 1336860. A Preliminary Title Report dated December 9, 1985 (the "Preliminary Title Report"), issued by Title Guaranty of Hawaii, Incorporated states that Transfer Certificate of Title No. 277,536 was issued to the Developer.

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

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

2. Road setback line along Wilcox Road, as shown on the map prepared by Kataichi Ninomiya, Registered Professional Land Surveyor, dated September 21, 1984.

3. Mortgage, Security Agreement and Financial Statement dated November 22, 1985, executed by the Developer and GECC Financial Corporation, filed in the Land Court as Document No. 1336861 and Security Agreement dated November 22, 1985, executed by the Developer and GECC Financial Corporation, recorded in the Bureau of Conveyances of the State of Hawaii in Book 19107, Page 211.

4. Second Mortgage and Financing Statement dated November 22, 1985, executed by the Developer in favor of Kalihi Garden Apartments, Inc. a Hawaii corporation, filed in the Land Court as Document No. 1336862.

5. Declaration of Horizontal Property Regime of Kalihi Gardens dated December 5, 1985, filed in the Land Court as Document No. 1338793, and Bylaws of the Association of Apartment Owners of Kalihi Gardens dated December 5, 1985, filed in the Land Court as Document No. 1338794. Condominium Map designated as No. 564.

NOTE: The Mortgages mentioned in Items 3 and 4 shall be released at the time the Apartment Deed for the Project are issued to apartment purchasers.

PURCHASE MONEY HANDLING: The specimen copy of the Kalihi Gardens Apartment Deposit and Sales Contract (the "Sales Contract") has been amended by Amendment to Kalihi Gardens Apartment Deposit Receipt and Sales Contract to reflect the substitution of Development 1985, Inc. as the seller.

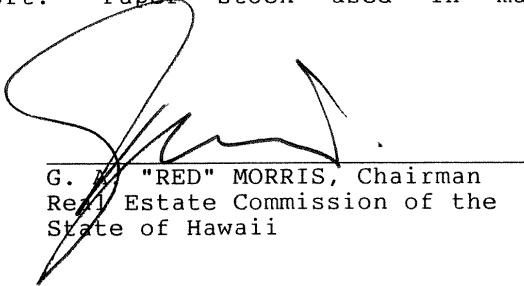
MANAGEMENT AND OPERATION: The address of the initial managing agent of the Project, SAVIO REALTY, LTD., has been changed to 931 University Avenue, Suite 301, Honolulu, Hawaii 96826.

NOTE: Several provisions in the Bylaws have been amended to reflect 1985 legislative changes to the Horizontal Property Regimes Act, Chapter 514A, Hawaii Revised Statutes, as amended. Some of these provisions involve audits of the books and records of the Association of Apartment Owners of Kalihi Gardens and time for filing proxies for meetings of the Association of Apartment Owners of Kalihi Gardens. The Declaration, Bylaws, Sales Contract, Escrow Agreement and Property Management Agreement have been amended to reflect the substitution of Development 1985, Inc. as the developer and the seller of Kalihi Gardens. Prospective purchasers are invited to review the red-lined copies of the documents submitted to the Real Estate Commission, as all changes are highlighted in such documents.

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 December 21, 1984 and information subsequently filed as of December 23, 1985.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1656 filed with the Commission on December 21, 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.



G. "RED" MORRIS, Chairman  
Real Estate Commission of the  
State of Hawaii

Distribution:

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

Registration No. 1656

Dated: January 2, 1986