



PROPERTY INFORMATION FORM



Condominium, Co-op, PUD, and other Homeowner Organizations
Hawaii Association of REALTORS Standard Form
(To be used in conjunction with RR109 Sellers' Real Property Disclosure Statement)
Revised 12/10 For Release 5/11

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Property Reference: AAO ISLAND COLONY 445 Seaside Avenue #3819 Honolulu Hawaii 96815
Property Tax Map Key: 1 /Zone 2 /Sec. 6 /Plat 021 /Parcel 026 /CPR 0623 (if applicable)

Property is managed by a licensed real estate broker. [X] Yes [ ] No If a licensed real estate broker, is managing agent registered with the Real Estate Commission as Condominium Managing Agent? [X] Yes [ ] No

Name of Managing Agent: Hawaii First, Inc.
Managed by this Managing Agent since: January 1, 2011
Managing Agent provides (Check those services that apply):
[X] Administrative Management Services
[X] Fiscal Management Services
[ ] Physical Management Services
[ ] Other Management Services -
[ ] This Property is self-managed since:

A. GENERAL & LEGAL

Total number of apartments: 745 Number of guest parking stalls available: 0
If applicable, what percentage of Condominium Apartments has been sold and conveyed (excluding to the Developer)? 100%
What approximate percentage of Condominium Apartments are primary residences? 8%
What approximate percentage of Condominium Apartments are second homes? 11%
What approximate percentage of Condominium Apartments are Investor Properties? 81%
Approximately how many foreclosures have been filed by the Board of Directors during the past twelve (12) months? 1
What approximate percentage of owners is more than one month delinquent in maintenance fees? 2%

\*\*If answer is "yes", using the SAME number below, describe in the space provided.\*\*

- Yes No NTMK (Not To My Knowledge)
(1) Within the past year, has the Board of Directors had discussions with the lessor regarding the purchase of the leased fee interest in the land?
(2) Does the Association own any fee interest in the Project?
(3) Has the Association taken a loan to acquire its fee interest?
(4) Are any owners assessed to repay the Association's loan?
(5) Are there any current or contemplated negotiations regarding the lease?
(6) Is this Property subject to phasing or development of additional increments?
(7) Has the Owners Association or Corporation been in control of the operations of the Property for less than two (2) years?
(8) Are there any lawsuits, arbitration or mediation actions affecting this property and/or Association other than delinquent owner maintenance fees?
Attorney for Association of Apartment Owners: Chris Porter
NOTE: Any attorney fees or other costs incurred for further answering this inquiry shall not be at the expense of the Association of Apartment Owners, nor of the Managing Agent.
(9) If property is a Condominium, does any single entity, individual or partnership own more than 10 percent of the common interest of this property?
(10) Are any Association or Corporation approvals required for transfer of Ownership?
(11) Is a resident manager's apartment a part of the common elements, or is one owned by the Association or Corporation (does not apply to Planned Unit Developments)?
(12) Is a time share operation existing at this Property? Name of Operator:
(13) Is there a hotel, transient vacation rental operation, or other organized rental program at the Property? Name of operator:
(14) Have any of the following items been discovered by the Association or Corporation at the Property?
[ ] asbestos; [ ] formaldehyde; [ ] radon gas; [ ] lead based paint; [ ] mold, mildew, fungus
(15) Are there commercial apartments, lots or commercial use of the common areas or common elements at the Property?

BUYERS INITIALS & DATE

SELLERS INITIALS & DATE

Property Reference:



**Number of Questions answered "YES: and Explain:**

- 1) The Board of Directors has contracted Monarch Properties to negotiate with Harry and Jeanette Weinberg Foundation for the lease to fee, 75% of the owners voted to amend the declaration of condominium property regime – 8/05. As of 5/5/06 AOA closed escrow on the purchase of the 740 leased-fee interests from the fee owner (Harry and Jeanette Weinberg foundation). Owners wanting to purchase the fee, contact Monarch Properties at 735-0000.
- 3) Loan in 2006 with about \$1.5 million balance. Loan payments are collected as part of the maintenance fees.
- 8) Swimming pool death several years ago (Litigation pending an appeal from a Judgment in the favor of the AOA and other parties). ADA including the AOA as a defendant. Case between the Association, owners and Island Colony Partners over enforcement of less than 30 day rental restrictions. Case involving 1 Bedroom Window Replacement
- 13) Approximately 99 units participate in an organized rental pool, known as Island Colony Partners, DBA Skyline at the Island Colony.
- 15) There are Five (5) Commercial Apartments. Commercial Apartment 5 includes toll public parking. 148 (1 Bdrm), 222 (Studio), 370 (Lodging)  
Lodging units are not furnished with cooking facilities; only studios have the 2 burner cook top.

**B. INSURANCE**

Name of Insurance Company: Insurance Associates  
 Name of Insurance Agent: Sue Savio Phone: 808-538-6938

**\*\*If answer is "yes", using the SAME number below, describe in the space provided.\*\***

Yes	No	NTMK	Note: In case of Planned Unit Development, questions #14 to #17 apply to common areas only.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(16) Are any improvements located in a designated Flood Hazard Zone that require insurance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(17) Is this Property covered by Flood Insurance?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(18) Is this Property located in a tsunami inundation area?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(19) Has there been any substantial damage to this Property due to earthquake, fire, floods, winds, landslides, tsunami, or volcanic activity within the last five years?

**Number of Question answered "YES" and Explain:**

16-17) See Federal Flood Zone Map.

**C. FINANCIAL**

What do the Apartment maintenance fees include?

- |   |  |
|---|--|
| <input type="checkbox"/> Air Conditioning           | <input type="checkbox"/> Real Property Tax                     |
| <input checked="" type="checkbox"/> Cable TV Signal | <input type="checkbox"/> Recreation/Community Association Dues |
| <input type="checkbox"/> Electricity                | <input checked="" type="checkbox"/> Water                      |
| <input type="checkbox"/> Gas                        | <input checked="" type="checkbox"/> Sewer                      |
| <input checked="" type="checkbox"/> Hot Water       | <input type="checkbox"/> Loans                                 |
| <input checked="" type="checkbox"/> Lease Rent      | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Parking                    | <input type="checkbox"/> Other: _____                          |

Are there any other fees billed to owners by the Association? Please describe (type and amount) **ELECTRICITY IS SUB METERED AND COLLECTED BY THE ASSOCIATION AO 1/1/2014**

How frequently is a financial statement prepared?  Monthly  Quarterly  
 Specify:  Cash Basis  Accrual Basis

Property Reference: \_\_\_\_\_

**\*\*If answer is "yes", using the SAME number below, describe in the space provided.\*\***

- | Yes                                 | No                       | NTMK                                |      |   |
|-------------------------------------|--------------------------|-------------------------------------|------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (20) | Has the Association or Corporation Board of Directors approved a maintenance fee increase, special assessment, or loan? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (21) | Are any special assessments or loans in effect at this time?  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (22) | Are any assessments required to be paid in full at the time of conveyance of ownership?                                 |

**Number of Question answered "YES" and Explain: 20) THE 2014 BUDGET INCREASED THE COMMERCIAL UNIT MAINTENANCE FEES AND RESIDENTIAL AND COMMERCIAL UNITS RESERVE CONTRIBUTIONS; SEE 2014 BUDGET**  
**21) LOANS FOR THE LEASES OWNED BY THE AOA.**

**D. PROPERTY CONDITION**

**\*\*IF answer is "yes", using the SAME number below, describe in the space provided.\*\***

**Are there any major repairs required or planned within the next 12 months with respect to the following common elements/common areas of the Property?**

- | Yes                                 | NTMK                                |                              | Yes                                 | NTMK                                |  |
|-------------------------------------|-------------------------------------|------------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (23) Barbecue Facilities     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (36) Sauna   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (24) Drainage                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (37) Security Systems                                  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (25) Driveways/Parking Areas | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (38) Sewage Treatment Plant                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (26) Electrical Systems      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (39) Slab(s)   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (27) Elevators               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (40) Spas  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (28) Exterior Walls          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (41) Sprinkler System                                  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (29) Foundations             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (42) Swimming Pool                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (30) Lanai Decks/Railings    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (43) Tennis Courts                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (31) Paint                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (44) Trash Chutes                                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (32) Plumbing                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (45) Walkways  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (33) Pool Deck/Railings      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (46) Wall(s)/Fences                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (34) Rec Room Equipment      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (47) Water Features                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (35) Roofing                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (48) Other <u>Concrete Restoration, 1 Bedroom Unit</u> |

Window Replacement as high risk components:

- | Yes                                 | No                       | NTMK                                |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (49) Are lanai enclosures presently permitted by the Association or Corporation board of Directors?   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (50) Do you know, within the past year, of the presence of live infestation, wood boring insects/termites in the common elements /common areas of the Property?             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (51) Do you know, within the past year of leaks and/or water damage in the common elements/common areas of the Property?  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (52) Are you aware, within the past year, of any structural problems in the common elements/common areas caused by water, settling, sliding, subsidence, filled land, etc.? |

**Number of Question answered "YES" and Explain:**

- 30, 36, 42, 48) Are all projects that are underway and part of the master renovation project. Please contact the AOA on site office for details 927-6421.  
 48) ON 2/28/2013 the Board approved a Special Assessment to replace the 1 bedroom windows as high risk components although the windows are the unit owner's responsibility in the Documents.  
 49) Partial Lanai enclosures are allowed after design committee approval.  
 51) There have been periodic water leaks that originate from the residential rooms I.E.: Bathtubs, Broken toilets, fire sprinklers, water overflow.

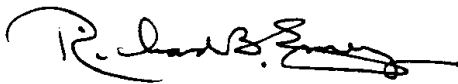
Property Reference: \_\_\_\_\_

**NOTE: PLEASE CONTACT KEITH BRUNNER PROPERTY MANAGER AT (808) 531-5566 OR EMAIL: [KBRUNNER@HAWAIIFIRST.COM](mailto:KBRUNNER@HAWAIIFIRST.COM) FOR QUESTIONS.**

**E. DISCLAIMER**

While not guaranteed, the information contained in this Property Information Form is based on information reasonably available to the Managing Agent at the time this form was completed. It has been provided by the Managing Agent at Owner/Seller's request and is believed to be current and correct to the best of the Managing Agent's knowledge at the time this form was completed. All persons relying upon the information contained in this form are advised that the information provided cannot be considered a substitute for a careful inspection of Property and Property's governing documents, meeting minutes, financial documents and other documentation; and that they should refer to qualified experts in the various professional fields, including but not limited to attorneys, accountants, architects, engineers, contractors and other appropriate professionals for detailed evaluation of areas where additional clarification or information is desired. The person or entity completing the form is doing so only as a accommodation to the parties and shall not be held liable for any errors or omissions whatsoever. The person or entity completing this form is not required to and has not completed any special investigation, and is only reporting facts already known to that person or entity or readily available. Specifically and without limitation, the person or entity completing the form has not reviewed any records except official records of meetings in the possession of the person or entity and only for the current and prior year. Where the answer to a question is not applicable, unknown or is otherwise unanswerable, it has been marked "NTMK". Where the Managing Agent has marked "NTMK" or "NO" in response to a question concerning property condition, it must be recognized that this does not mean there may not be a defect which an expert could discover or the passage of time would reveal. Likewise, a problem could be more serious than the Managing Agent, the Association, The Corporation or its Board of Directors knows. All such persons having access to this Property Information Form understand and acknowledge that this Property Information Form is not a warranty or guaranty of any kind by the Managing Agent, the Association or its Board of Directors.

Person completing this form:



\_\_\_\_\_  
Signature

December 5, 2013

\_\_\_\_\_  
Date

Name: **RICHARD B. EMERY** Title: **MANAGING AGENT**  
Company: **HAWAII FIRST, INC.**  
Address: **800 BETHEL STREET, SUITE 501, HONOLULU, HAWAII 96813**  
Phones **808-531-5566** Fax **808-566-9939**  
E-Mail: **INFO@HAWAIIFIRST.COM**

**NOTE: THERE IS NO WARRANTY ON PLAIN LANGUAGE.** An effort has been made to put this agreement into plain language. But there is no promise that it is in plain language. In legal terms, THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, THAT THIS AGREEMENT COMPLIES WITH CHAPTER 487A OF THE HAWAII REVISED STATUTES, AS AMENDED. This means that the Hawaii Association of REALTORS® is not liable to any Buyer, Seller, or other person who uses this form for any damages or penalty because of any violation of Chapter 487A. People are cautioned to see their own attorneys about Chapter 487A (and other laws that may apply).

\_\_\_\_\_  
BUYERS INITIALS & DATE

\_\_\_\_\_  
SELLERS INITIALS & DATE

Property Reference \_\_\_\_\_