



REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
424 SO. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

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

ON
MANOALANI
1629 Wilder Avenue
Honolulu, Hawaii

REGISTRATION NO. 72

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.

April 30, 1965

SPECIAL ATTENTION

Particular attention of the purchaser or prospective purchaser is directed to the following:

1. MANOALANI is a proposed leasehold condominium project consisting of thirty-two (32) dwelling units.
2. The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Master Lease; Declaration of Horizontal Property Regime; Apartment Deed and Assignment; Declaration of Covenants, Conditions and Restrictions and Bylaws; Sales Contract; Joint Venture Agreement; Kainehe Partnership Agreement; House Rules; Escrow Agreement; and Building Plans.

The Developer advises that a Certificate of Title will be submitted when completed.

3. The purchaser or prospective purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act passed by the Legislature of the State of Hawaii in 1961. This statute was amended by the Legislature in 1962 and again in 1963 and 1964.

NAME OF PROJECT: MANOALANI

DEVELOPERS: MANOALANI DEVELOPERS, a Joint Venture consisting of Velva Bergevin, 307 Lewers Street, Honolulu, Suite 501-502, telephone 936-528; Kainehe, a partnership consisting of Allen R. Johnson and Thomas D. Perkins, Mary K. C. Perkins and Charlotte E. Johnson, 3541 Harding Avenue, Honolulu, telephone 75-988.

ATTORNEY REPRESENTING DEVELOPER: Smith, Wild, Beebe and Cades.
(Attention: Mr. Douglas E. Prior), First National Bank Building, Honolulu, Hawaii, Telephone 569-331.

LOCATION: On the Makai-Diamond Head corner where Spreckels Street joins Wilder Avenue, at Punahou, City and County of Honolulu, Hawaii.

TAX KEY: FIRST DIVISION 2-8-12-61

ZONING: Hotel-Apartment

DESCRIPTION: The Declaration states that on the 22,480 square feet of land committed to the project, a proposed building with a height of twelve (12) stories will be built. It will be a reinforced concrete structure consisting of one (1) basement garage floor, one (1) garage and lobby floor with Resident Manager's apartment, ten (10) typical apartment floors, each floor containing two 3-bedroom, 2 bath apartments, and one level of each of two 4 bedroom, 2½ bath apartments, and one penthouse floor with two 3 bedroom, 2 bath apartments. The building is to contain twenty-two 3 bedroom, 2 bath apartments and ten 4 bedroom, 2½ bath apartments, plus a Resident Manager's apartment, a total of thirty-three apartments.

The Makai-Ewa corner apartments and the Mauka-Diamond Head corner apartments will be three bedroom, 2 bath units and will be numbered -01 and -04 respectively, preceded by the number of the floor. These apartments will contain an area of approximately 1,035 square feet and 1,041 square feet respectively, including lanais of approximately 135 square feet each and balconies of approximately 45 square feet each.

Each 4 bedroom apartment will occupy a portion of two floors, with the lower floor of each of these apartments being located on the even numbered floors and the upper floors being located on the odd numbered floors. The four bedroom units are to be located on the Makai-Diamond Head corner and the Mauka-Ewa corner of the building and will be numbered -02 and -03 respectively, preceded by the floor number. These apartments will contain an area of approximately 1,212 square feet and 1,225 square feet respectively including two 45 square feet balconies each.

Apartment 1201 will occupy the Ewa side of the penthouse floor and will contain an area of approximately 1,446 square feet, together with two lanais containing a total of approximately 392 square feet and two balconies of 45 square feet each. Apartment 1202 will occupy the Diamond Head side of the penthouse floor and will contain an area of approximately 1,418 square feet, together with two lanais containing a total of approximately 392 square feet and a balcony containing an area of approximately 45 square feet.

There will be a total of sixty-two (62) parking stalls, consisting of thirty (30) covered stalls and thirty-two (32) uncovered stalls.

Each apartment is to be equipped with refrigerator, range/oven, dishwasher, disposal, washer, dryer and wall to wall carpet.

There will be an open corridor on each floor, designated as a common element, to which direct access may be had from each apartment on that floor, and by which access may be had to the stairs and elevator designated as a common element. The Declaration establishes the limits of the apartments.

COMMON ELEMENTS: The Developer advises that the Common Elements will include (a) the foundation, supporting columns, main walls, floors, framing, roofs, halls (not located within an apartment), lobbies, stairways, entrances and exits or communication ways of the building; (b) the flat roofs, yards and gardens, building utility and maintenance rooms and driveways; (c) the compartments or installations of all central services such as power, light, gas, cold and hot water, refrigeration, reservoirs, water tanks, pumps and drainage pipe systems, water and electric mains and pumps, fire alarm system and all utility lines wherever located; (d) elevators, trash and garbage chutes, storage closets, swimming pool, and all other devices or installations existing for or rationally of common use or necessary to the existence, upkeep and safety of the building; and (e) the manager's apartment located on the first floor.

LIMITED COMMON ELEMENTS: The entrance balconies on the Mauka and Makai ends of each floor will be limited Common Elements reserved for the use of the apartments having doors opening on to said balconies.

INTEREST TO BE CONVEYED PURCHASER: The undivided interest of each apartment in the common elements, the share of each apartment in the common profits and expenses of administration, and in all other liability, and in all voting in the Association of Apartment Owners shall be as follows: 3 bedroom apartment 2.97 per cent; 4 bedroom apartment 3.34 per cent, and penthouse apartment 3.60 per cent.

OWNERSHIP TO TITLE: The Declaration states that C. W. Spitz, 320 Ward Street, Honolulu, Hawaii, owns the property in fee.

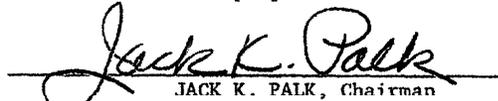
ENCUMBRANCES AGAINST TITLE: The Developer advises that there are no encumbrances against the title, except the Master Lease.

PURCHASE MONEY HANDLING: The Developer has filed a specimen copy of the Escrow Agreement executed by Security Title Corporation as the "Escrow" and MANOALANI DEVELOPERS as the "Seller."

Note: It is incumbent upon the prospective purchaser that he reads this document which establishes the procedures under which all moneys are to be received, deposited and disbursed.

MANAGEMENT AND OPERATION: The Bylaws of the Association of Apartment Owners states that the Board of Directors has the authority to employ a person or firm to manage the building. A copy of the initial House Rules has been submitted to the Commission.

STATUS OF PROJECT: There are two (2) existing single family frame dwellings on the property at the date of this published report. The Developer advises that these dwellings will be demolished and that construction will commence when a sufficient number of units are pre-sold to make the project feasible.


JACK K. PALK, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

cc: DEPARTMENT OF TAXATION
DEPARTMENT OF REGULATORY AGENCIES
(Business Registration Division)
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION