

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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

on
FAIRWAY MANOR
2461-2465 Ala Wai Boulevard
Honolulu, Hawaii

REGISTRATION NO. 145

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: August 24, 1967
Expires: September 24, 1968

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 or prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MAY 24, 1966 AND ADDITIONAL INFORMATION SUBSEQUENTLY SUBMITTED AUGUST 22, 1967. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF CHANGES IN THE PLAN SINCE THE INITIAL REGISTRATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO BY ACT 244 (L. 1967) EFFECTIVE JUNE 6, 1967.

1. Since the issuance of the Preliminary Public Report of July 29, 1966, on FAIRWAY MANOR, the Developer has made changes to the plan or setup as represented to the Commission in the May 24, 1966 registration.

This Final Public Report amends the July 29, 1966 document, becoming a part of the registration on this condominium project. The Developer has the responsibility of seeing that the Preliminary Public Report (Yellow Paper Stock) and this Final Public Report (White Paper Stock) are placed in the hands of all purchasers and prospective purchasers. The buyer shall sign the required receipt signifying that he has had the opportunity to read both reports.

2. The Commission has determined that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration and By-Laws have been filed with the Assistant Registrar of the Land Court, State of Hawaii, on January 9, 1967, as Document No. 408462, Transfer Certificates of Title 13,600 and 20,536.

The Declaration has been amended once. Amendment made July 19, 1967 was filed with the Assistant Registrar of the Land Court as Document No. 422-740 on July 31, 1967.

The Assistant Registrar of the Land Court assigned Condominium Map No. 40 to the project.

3. Advertising and promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.
4. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A., Revised Laws of Hawaii 1955, as amended, and the rules and regulations promulgated thereunder which relate to the Horizontal Property Act.
5. This public report automatically expires thirteen months after the date of issuance, unless a supplementary report is published or the Commission, upon review of the registration issues an order extending the effective period of the report.

NAME OF PROJECT: FAIRWAY MANOR

DESCRIPTION: The Developer advises that the number of dwelling units to be sold is fifty (50). The new construction contract and the change in the Plans and Specifications was a result of an elimination of the three-bedroom units and a substitution of two-bedroom units in lieu thereof. There will be twenty-four (24) two-bedroom apartments of 935 square feet; twenty-four (24) two-bedroom apartments of 1,283 sq. ft.; and two (2) penthouses of 2,562 sq. ft., including lanais. The forty-eight multi-bedroom units will contain two bedrooms, a storage room, and two baths, a living room and a kitchen.

In the listing of furnishings and equipment at page 3 of the Preliminary Public Report, the words "water heater" is omitted and the word "dishwasher" added.

INTEREST TO BE CONVEYED PURCHASER: The July 19, 1967 Amendment will cause a change in the common interest section of the Preliminary Public Report. Each apartment shall have appurtenant thereto an undivided fractional interest, called "common interest," in the common elements for all purposes, including voting, as follows:

<u>Apartment</u>	<u>Common Interest</u>
01 and 02	2.1851
03 and 04	1.6180
PH-1 and PH-2	4.3623

OWNERSHIP TO TITLE: The title evidence report prepared August 22, 1967 by Title Guaranty of Hawaii, Incorporated, a Hawaii corporation, verifies that KA ALA WAI, INC., a Hawaiian corporation, is vested with title as Lessee under that certain Lease dated November 30, 1966, filed as Land Court Document No. 403066, made by and between Edric Denny Cook and Annette Barkey Cook and James Richard Andrews and Winifred Myrtle Andrews, as Lessors, and Walter Sing Fatt Leong, Franklin Jan Kon Leong and Edward Yon Hui Leong, as Lessees for a term of 66 years and 3 months from November 9, 1966; said Lease was assigned to the Developer, by Assignment of Lease dated November 30, 1966, filed as Document No. 403067, consent filed as Document No. 403068.

ENCUMBRANCES AGAINST TITLE: The title report identifies the following: Grant in favor of Hawaiian Electric Company, Inc., and Hawaiian Telephone Company, granting easement for utility purposes over and across said lot, dated March 25, 1957 filed as Document No. 200331. Taxes: real property taxes for Lot 4, 1st installment - \$375.24 - paid, 2nd installment - \$375.24 - due November 10, 1967. For Lot 3, 1st installment - \$395.71 - paid, 2nd installment - \$395.71 - due November 10, 1967. Declaration of Horizontal Property Regime dated December 19, 1966, filed as Document No. 408462; amended by instrument dated July 19, 1967, filed as Document No. 422740.

MANAGEMENT AND OPERATION: Under date January 26, 1967, the Developer advised the Commission that First National Bank, Trust Division, is identified as the property manager.

STATUS OF PROJECT: A copy of a new construction contract between the Developer/Owner, Ka Ala Wai, Inc., and Pacific Construction Company, Limited, dated July 17, 1967 has been submitted as part of the addendum registration. Said agreement calls for work to commence within ten (10) days after Developer gives instructions to proceed. Three hundred and sixty-five (365) days after commencement of work, the building is to be ready for occupancy.

 The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted May 24, 1966 and additional facts and information subsequently filed as of August 22, 1967.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 145 filed with the Commission May 24, 1966.

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


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

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Distribution

DEPARTMENT OF TAXATION
 BUREAU OF CONVEYANCES
 PLANNING DEPARTMENT, C&C OF HONOLULU
 FEDERAL HOUSING ADMINISTRATION

August 24, 1967
 Registration No. 145