

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

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

REGISTRATION NO. 145

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated _____ issued by the Real Estate Commission on the above 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 19, 1969
Expires: April 19, 1970

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 AND MARCH 3, 1969. 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.

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 Supplementary Public Report amends the July 29, 1966 and August 24, 1967 documents, 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), the Final Public Report (White Paper Stock) and this Supplementary Public Report (Pink 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 all 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 and noted on Transfer Certificates of Title 13,600 and 116,664 (from TCT 20,536).

The Declaration has been amended twice. Amendment made July 19, 1967 was filed with the Assistant Registrar of the Land Court as Document No. 422740 on July 31, 1967. Amendment made February 13, 1969 was filed with the Assistant Registrar of the Land Court as Document No. 467251, on February 28, 1969.

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.

NAME OF PROJECT: FAIRWAY MANOR

DESCRIPTION: The Developer advises that the apartment levels from the 2nd through the 13th Floors have been designated as apartment levels 1 through 12 and the apartments will be numbered 01 through 04 preceded by the number of the apartment level numbered clockwise from the diamond head mauka apartment. The 14th floor penthouse apartments will be numbered PH-1 and PH-2 located mauka and makai, respectively. The Developer also advises that Apartments 401 and 402 were converted into apartments which include one bedroom, two baths, a living-dining room and a kitchen at the request of the purchasers of these apartments. These apartments have been designated Type 401 and Type 402 apartments. Apartment 401 was enlarged by taking a portion of Apartment 402 at the request of the purchasers of these apartments. Therefore, the enclosed area and total area of Apartment 401 is 1,523 square feet, and the enclosed area and total area of Apartment 402 is 1,043 square feet.

INTEREST TO BE CONVEYED PURCHASER: Because of the changes in Apartments 401 and 402, the common interest for these apartments are also amended so that Apartment 401 has a 2.5938 per cent common interest and Apartment 402 has a 1.7764 per cent common interest.

OWNERSHIP TO TITLE: No change in the information under this heading contained in the Final Report except that the death of Winifred Myrtle Andrews is noted, and the new Transfer Certificate of Title has been issued to James Richard Andrews replacing Transfer Certificate of Title No. 20,536 with Transfer Certificate of Title No. 116,664, and First Hawaiian Bank and James Richard Andrews are the Co-Executors and Co-Trustees under the Will and of the Estate of Winifred Myrtle Andrews, Deceased, Probate No. 30003, First Circuit Court, State of Hawaii.

ENCUMBRANCES AGAINST TITLE: No change in the information under this heading of the Final Report.

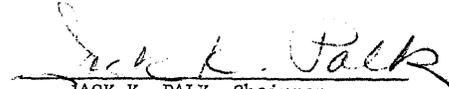
MANAGEMENT AND OPERATION: Under date March 3, 1969, the Developer advised the Commission that Tropic Shores Realty, Ltd. is the property manager replacing First National Bank of Hawaii, Trust Division.

STATUS OF THE PROJECT: The Developer advises that the building is substantially complete and that the building will be ready for occupancy within one month.

The purchaser or prospective purchaser should be cognizant of the fact that this 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 March 3, 1969.

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

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


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

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March 19, 1969

Registration No. 145