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

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on

MOKULEIA RESORTS-MANU
68-147 Au Street
Kamananui, Waialua
City and County of Honolulu

REGISTRATION NO. 195

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 but may only take reservations therefore after

(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: April 19, 1968
Expires: May 19, 1969

SPECIAL ATTENTION

A comprehensive reading of the 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 APRIL 5, 1968 AND INFORMATION SUBSEQUENTLY FILED APRIL 15, 1968.

1. MOKULEIA RESORTS-MANU CONDOMINIUM is a proposed fee simple project consisting of three 2-story and one 1-story concrete buildings with thirty-eight (38) apartment units. This cluster-type condominium will also have a separate laundry facility building. An open parking stall will be provided each apartment owner.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Preliminary Public Report.

3. The Developer advises that Declaration and other required documents will be filed and recorded at the Bureau of Conveyances at a later date when seeking issuance of a Final Public Report on the project.

4. TV commercial and other promotional material have been submitted by the Developer for approval.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended, particularly by ACT 244, L. 1967, effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

6. If the Final Public Report is not issued within one (1) year from the date of this Preliminary Public Report, April 19, 1968, purchasers and prospective purchasers shall be entitled to refund of all monies paid without further obligation.

NAME OF PROJECT: MOKULEIA RESORTS-MANU

LOCATION: The approximately 46,301 square feet of land committed to the regime is situate at 68-147 Au Street, Kamananui, Waialua, City and County of Honolulu.

TAX KEY: FIRST DIVISION 6-8-11-43, 44

ZONING: Apartment C

DEVELOPER: Union Finance, Inc., 1152 Bishop Street, Honolulu, Hawaii

John J. Hulton, Chairman	631 Paopua Loop, Kailua, Hawaii
Raymond Y. C. Ho, President	3785 Old Pali Road, Honolulu, Hawaii
Gary D. Ross, Vice President	1515 Ward Avenue, Honolulu, Hawaii
Barbara Kim, Secretary	330 Nichols Avenue, Wahiawa, Hawaii
Leo F. Jonick, Treasurer	1152 Bishop Street, Honolulu, Hawaii
A. Boughton Foster, Director	1001 Wilder Avenue, Honolulu, Hawaii
Hiram K. Kamaka, Director	Waikane, Oahu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Mr. Hiram K. Kamaka, 412 Trustco Building, 250 S. King Street, phone 564-919.

DESCRIPTION: The three 2-story and one 1-story reinforced concrete apartment buildings, without basements, and a 1-story laundry facility building will be constructed around a swimming pool. The buildings are described as follows:

MANU "A" - 1-story laundry facility building

MANU "B" - 1-story, 2 units, numbered M-1 and M-2 on the first floor

MANU "C" - 2-story, 14 units, numbered M-3 through M-9 inclusive on the first floor and M-32 through M-38 inclusive on the second floor

MANU "D" - 2-story, 14 units, numbered M-10 through M-16 inclusive on the first floor and M-25 through M-31 inclusive on the second floor

MANU "E" - 2-story, 8 units, numbered M-17 through M-20 inclusive on the first floor and M-21 through M-24 inclusive on the second floor

Open parking stalls will be located adjacent to all four apartment buildings and the laundry facility building will be located between MANU "B" and "E".

Each apartment containing one bedroom, a bathroom, a living room, a kitchenette and provided with range, heater, refrigerator, garbage disposal, carpets, drapes and furnishings will have 496 square feet. In addition, the apartments on the first floor will have a lanai and the apartments on the second floor will have a balcony containing 80 square feet.

COMMON ELEMENTS: The declaration provides that the common elements are as follows: (a) land described in fee simple; (b) swimming pool; (c) laundry facility; (d) all foundations, floor slabs, columns, girders, beams, supports, main and bearing walls, roofs, stairways; (e) all central and appurtenant installations for services, such as power, light, gas, hot and cold water, sewer, incinerators, refuse, television antennae and telephone ducts, pipes, chutes, conduits, tanks, pumps, motors, compressors, wires, electrical equipment and all other installations, apparatus and equipment existing for common use in the building; (f) all yards, grounds, landscaping, mail boxes, roadways, sidewalks, and other common ways within the project; and (g) all articles of personal property acquired for common use in the operation or maintenance of the building.

LIMITED COMMON ELEMENTS: The limited common elements are common passage ways on the second floor on each of the three buildings, which common passage ways are reserved for the use of the apartments located on the same floor.

PERCENTAGE OF UNDIVIDED INTEREST IN COMMON ELEMENTS: The declaration provides that each apartment owner shall have 1/38 common interest.

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE:

(a) The owner of each apartment shall use such apartment only as a private dwelling for himself, his family, tenants and guests and for no other purpose, and such apartment shall not be used for transient and hotel purposes, which are defined as (i) rental for any period less than thirty (30) days, or (ii) any rental in which the occupant of the apartment is provided customary hotel service, such as room service for food and beverage, maid service, laundry, linen or bellboy services; provided, that such use shall not violate any rule, regulation, ordinance, statute, law, or the like of any lawful governmental agency.

(b) The owner of each apartment shall use the laundry room area only for installation of washing, drying and ironing facilities and use thereof for hire for such purposes.

OWNERSHIP TO TITLE: The Notice of Intention states that title to the land is vested in the Developer. This has been confirmed through Certificate of Title issued by ISLAND TITLE & ESCROW CO., INC., on February 19, 1968. Subject property was conveyed to the Developer, UNION FINANCE, INC., a Hawaii corporation, by Raymond Y. C. Ho, husband of Betty Lou Chang Ho (who released dower), by deed dated October 25, 1967, and recorded in the Office of the Registrar of Conveyances at Honolulu in Liber 5965 on pages 144-146.

ENCUMBRANCES AGAINST TITLE: The encumbrances are as follows: (a) A mortgage on the property in the amount of $419,340 dated January 22, 1966 from Raymond Y. C. Ho to Finance Factors, Limited, is recorded in Liber 5241 page 135 ($419,340 represents mortgage on 33 lots owned by Raymond Y. C. Ho, including 2 lots upon which Manu will be constructed. The Developer advises that there will be partial releases as the apartment units are sold). Betty Lou Chang Ho, wife of Raymond Y. C. Ho, gave a personal guarantee, dated January 22, 1966 to Finance Factors, Ltd., by endorsing a promissory note by and between Raymond Y. C. Ho, as payer, and Finance Factors, Ltd., as payee, to guarantee the performance of all covenants and agreements and the payments of all obligations undertaken under the terms of the foregoing mortgage; (b) Assessment on the land (2 lots, Nos. 60 and 120) in the amount of $25,491.97 (Mokuleia Beach Improvement District No. 168); and (c) Mineral and metallic mines are reserved in favor of the State of Hawaii.

PURCHASE MONEY HANDLING: The Escrow Agreement, executed between Hawaii National Bank, as Escrow, and Union Finance, Inc., Developer, on February 19, 1968 satisfies the requirements as provided for in Chapter 170A, Revised Laws of Hawaii, and particularly Sec. 170A-33 and Sec. 170A-33.1 through Sec. 170A-33.5.

Prospective purchasers are advised to study the escrow agreement which establishes how the funds placed in trust will be disbursed.

MANAGEMENT AND OPERATIONS: The declaration states that the initial Managing Agent will be KAENA MANAGEMENT COMPANY, INC., a registered corporation in the State of Hawaii, whose principal place of business and post office address is 250 South King Street, Honolulu, Hawaii.

STATUS OF PROJECT: The Developer advises that interim financing has been arranged with Roger Dunn & Company, 79 West Monroe Street, Chicago, Illinois, and construction of the buildings will commence within six months from the date of issuance of this report. The contractor is J. P. Finan, General Contractors, Inc., a Hawaii corporation.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 195 filed with the Commission on April 5, 1968.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock must be yellow in color.

Jack K. Palk

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

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Distribution:
DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

April 19, 1968
Registration No. 195