

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

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

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
"1833 ANAPUNI"
located at
1833 Anapuni Street
Honolulu, Hawaii

REGISTRATION NO. 314

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: February 10, 1970

Expires: March 10, 1971

SPECIAL ATTENTION

1. 1833 ANAPUNI is a leasehold condominium project consisting of twelve (12) dwelling units arranged throughout a single building of three (3) stories. There are fourteen (14) parking stalls for apartment occupants.
2. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes and the rules and regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regime.
3. This Final Public Report is made a part of the registration on the 1833 ANAPUNI condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for the Final Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.
4. 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 Final Public Report.
5. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.

6. The Developer reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer. Said Declaration and By-Laws are recorded in the Bureau of Conveyances, starting at Liber 6810 at page 246. The Registrar has designated Condominium Map No. 157 to the project.
7. The Final Public Report expires thirteen (13) months from the date of issuance, February 10, 1970, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: 1833 ANAPUNI

LOCATION: The 9,375.0 square feet of land committed to the project is situate at Punahou, Honolulu, Hawaii, being Lot No. 44 of the "Anapuni Tract", located on the southeasterly side of Anapuni Street.

TAX KEY: First Division 2-4-23:24.

ZONING: A-3 Apartment District

DEVELOPER: Dorothy I. Kohashi

ATTORNEY REPRESENTING DEVELOPER: Anthony & Waddoups (Attention: David R. Carroll), Ninth Floor, 333 Queen Street, Honolulu, Hawaii 96813. Telephone No. 537-1941.

DESCRIPTION: The specimen Declaration of Horizontal Property Regime and Developer's floor plans reflect that the proposed condominium complex submitted to the regime, situated on 9,375 square feet of land consists of twelve (12) leasehold dwelling units arranged throughout a single building of three (3) stories. The building is constructed principally of reinforced concrete floor and roof slabs and concrete beams, columns and walls.

There are four (4) apartments located on each of the three floors. The apartments are numbered clockwise from the Anapuni Street - makai corner of the building as follows: Apartments 101 to 104 inclusive are located on the first floor, 201 to 204 inclusive on the second floor, and 301 to 304 inclusive on the third floor. The plan of each apartment is identical to that of every other apartment, except that the plans of apartments on any particular floor are diametrically opposed because each apartment occupies a different corner of the building.

Each apartment contains two bedrooms, a bathroom, and a combination kitchen, living and dining room, for a total of approximately 500 square feet per apartment, and each apartment has immediate access to a centrally located stairway and centrally located lanais on each floor.

Each apartment consists of the space included by the inner decorated or finished surface of its perimeter walls, floors and ceilings, walls and partitions which are not load bearing or part walls therein, window and door frames, and all fixtures including dishwasher, refrigerator, stove, exhaust fan, clothes washer-dryer and garbage disposal.

COMMON ELEMENTS: According to the specimen Declaration, one leasehold estate is designated in all the remaining portions of the project other than the apartments, including specifically but not limited to: (a) said land in fee simple; (b) all foundations, floor slabs, columns, girders, beams, supports, bearing walls, roofs, chases, entries, lobbies, stairways, hallways, walkways, lanais and storage areas of said building; (c) all yards, grounds, landscaping and recreation areas; (d) all parking areas, ramps and driveways; and (e) all ducts, electrical equipment, wiring and other central and appurtenant installations for services including power, light, water, sewer, refuse, television and telephone.

LIMITED COMMON ELEMENTS: One parking space in the parking lot will be assigned to each apartment upon the original conveyance of each apartment, and thenceforth that parking space shall be appurtenant to and for the exclusive use of the apartment to which it is assigned. Also, the hallways and lanais on each apartment floor are appurtenant to and for the exclusive use of the apartments on that floor.

COMMON INTEREST: The specimen Declaration discloses that the percentage of undivided interest in the common elements appertaining to each apartment is eight and one-third percent (8-1/3%).

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The specimen Declaration reflects that the apartments shall be used only as private dwellings and not for transient or hotel purposes, which are defined as (a) rental for any period less than 30 days, or (b) any rental in which the occupants of the apartment are provided customary hotel services such as room service for food and beverage, maid service, laundry and linen or bellboy service.

OWNERSHIP TO TITLE: Developer has submitted a Certificate of Title prepared by Security Title Corporation, which certifies that as of November 19, 1969, the record title to the parcel of land designated as Lot No. 44 of the "Anapuni Tract" was vested in Dorothy Inouye Kohashi, said developer.

ENCUMBRANCES AGAINST TITLE: The Certificate of Title certifies that Lot No. 44 of the "Anapuni Tract" is subject to the following encumbrances: Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent No. 5704. Mortgage: Dated March 28, 1969, recorded in Liber 6464, Page 45, from Dorothy Inouye Kohashi, unmarried, to Pacific Savings and Loan Association, to secure \$225,000.00. Real Property Taxes for TMK 2-4-23:24 are current. The second installment will be due on June 10, 1970.

Note: Developer discloses that the land is further encumbered by the Declaration of Horizontal Property Regime dated September 25, 1969, and recorded in Liber 6810, at page 246, being known as 1833 Anapuni, and Condominium Map No. 157.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement, dated December 15, 1969 between Pacific Savings and Loan Association and Dorothy I. Kohashi has been filed. On examination the specimen Contract of Sale and the executed Escrow Agreement are found to be in compliance with Chapter 514, Hawaii Revised Statutes, and particularly Section 514-35, and Sec. 514-36 through 514-40.

It is incumbent upon the purchaser and prospective purchaser that he reads with care the Contract of Sale and the executed Escrow Agreement. The latter document, Escrow Agreement, establishes how the proceeds from the sale of apartments and all sums received from any source are placed in trust, as well as the retention and disbursement of said trust funds.

FINANCING OF PROJECT: A mortgage loan (a construction mortgage), has been obtained by the Developer from Pacific Savings and Loan Association for \$225,000.00, which sum will be sufficient to complete construction of the project. Financing for each qualified purchaser of a unit has been arranged with Pacific Savings and Loan Association.

MANAGEMENT AND OPERATIONS: The Declaration discloses that the administration of the project shall be vested in the Association of Apartment Owners, who shall hire a responsible corporate Managing Agent to operate the project. The Developer will act as initial managing agent of the project until there is in fact an Association of Apartment Owners.

STATUS OF PROJECT: In the Notice of Intention the Developer advised the Commission that the Contractor is Mahiolo Development Co., Inc. A construction contract dated February 15, 1969 is on file with the Commission. Construction of the project is substantially complete as of the date of the filing of the Notice of Intention. A performance and labor and material bond in the amount of \$150,000 was issued on March 11, 1969, by Pacific Insurance Company, Limited, as surety.

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 December 16, 1969.

The FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 314 filed with the Commission December 8, 1969.

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.



HERBERT S. ISONAGA, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:km

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ESCROW AGENT

Registration No. 314
February 10, 1970