REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on

THE ANGA-ROA
1545 Nehoa Street
Honolulu, Hawaii

REGISTRATION NO. 316

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: February 12, 1970
Expires: March 12, 1971

SPECIAL ATTENTION

A comprehensive reading by the prospective purchaser is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 6, 1970 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS FEBRUARY 9, 1970. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT (CHAPTER 514, HAWAII REVISED STATUTES).

1. The Anga-Roa is a proposed fee simple condominium project consisting of a ground level parking area and a four (4) story reinforced concrete and masonry constructed building with twenty-five (25) residential apartment units, all of which will be offered for sale. There are thirty-one (31) parking stalls appurtenant to various apartments.

2. The Developer of the project has filed all documents and materials deemed necessary by the Commission for the registration of this proposed condominium project and the issuance of the Preliminary Public Report.

3. Basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the Floor Plans) have not been filed in the Office of the Recording Officer.

4. The Developer has submitted its program of proposed financing of the building of the project and a statement of the estimated costs involved in completing the project. The Commission has been advised that the Developer has secured interest from several financial institutions to provide both construction financing and long-term mortgage loans to individually qualified purchasers of the apartment units.

5. The Developer has advised the Commission that advertising and promotional matter required to be filed pursuant to the rules and regulations promulgated by the Commission will be submitted prior to public exposure.

6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

7. This Preliminary Public Report is made a part of the registration of The Anga-Roa condominium project. The Developer has the responsibility of placing a true copy of the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers.

8. If the Final Public Report is not issued within one (1) year from the date of the Preliminary Report, February 12, 1970, purchasers and prospective purchasers shall be entitled to a refund of all monies without further obligation.

NAME OF PROJECT: THE ANGA-ROA

LOCATION: 1545 Nehoa Street, Honolulu, Hawaii
The site, comprising 18,093 square feet, is located at the corner of Nehoa Street and Poki Street on the southwest side of the intersection.

TAX MAP KEY: FIRST DIVISION 2-4-23-14

ZONING: A-3 (Apartment)

DEVELOPER: ANGA-ROA, Inc., a Hawaii corporation. The officers are as follows:

President	Edwin B. Stevens	1190 Wilder Avenue Honolulu, Hawaii
Secretary-Treasurer	Roger Y. Lee	765 Amana St., Ste 407 Honolulu, Hawaii
Vice-President	Earlene J. Stevens	1190 Wilder Avenue Honolulu, Hawaii
Rena L. Lee	Vice-President	1190 Wilder Avenue Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Lewis, Saunders & Key (Attention: Charles W. Key), 1060 Bishop Street, Honolulu, Hawaii. Phone No. 531-5351.

DESCRIPTION: The plans submitted by the developer indicate a reinforced concrete and masonry constructed building consisting of a ground level parking and four (4) stories located on 18,093 square feet of land, containing twenty-five (25) residential apartments, consisting of five (5) studio apartments, two (2) one-bedroom apartments, fifteen (15) 2-bedroom apartments, and three (3) 3-bedroom apartments. The building contains an elevator and two stairways. There are six (6) apartments on the first floor, eight (8) apartments on the second floor,

eight (8) apartments on the third floor, and three (3) apartments on the fourth floor. Each apartment has immediate access to a corridor immediately adjacent to the apartment and to the elevator and stairways over the common areas to the public street.

As hereinbelow set forth, the apartments have the following designations as set forth on the Plans submitted by the Developer, have appurtenant thereto as a limited common element the following designated parking stall as set forth on said Plans, have the approximate following square footage of floor area, including adjoining lanais and open terrace areas, contain the following number of rooms, and have the following percentage of undivided interest in the common elements appurtenant to each such apartment and its owner for all purposes, including voting purposes:

Apartment No.	Parking Stall No.	Size (Sq. Ft.)	Number of Rooms	Percentage of Undivided Interest
102	102	639	3	2.44
103	103	1,238	6	4.32
105	105	1,242	6	4.32
106	106	1,227	6	4.32
107	107	1,227	6	4.32
108	108	1,336	7	4.71
201	201	602	3	2.28
202	202	573	3	2.44
203	203	1,014	6	4.32
204	204	676	4	2.87
205	205	1,025	6	4.32
206	206	1,014	6	4.32
207	207	1,014	6	4.32
208	208	1,108	7	4.71
301	301	536	3	2.28
302	302	573	3	2.44
303	303	1,014	6	4.32
304	304	676	4	2.87
305	305	1,025	6	4.32
306	306	1,014	6	4.32
307	307	1,014	6	4.32
308	308	1,108	7	4.71
403	403	1,766	7	5.47
	403A			
	403B			
405	405	1,724	7	5.47
	405A			
	405B			
407	407	1,620	7	5.47
	407A			
	407B			

All apartments will be furnished with an electric range and oven, a refrigerator, a garbage disposal and an electric water heater. The studio and one bedroom apartments will be furnished with a combination washer and dryer and the two-bedroom and 3-bedroom apartments will be furnished with a separate washer and dryer and a dishwasher.

COMMON ELEMENTS: The common elements will include the limited common elements herein described and all other portions of the land and improvements other than the apartments and they shall specifically include but not be limited to (a) the land in fee simple; (b) the foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, elevator foyers, stairs, stairways, fire escapes, and entrance and exits; (c) driveway, sidewalks, parking areas and facilities, parking stalls 101 and 101A, and other common ways and the gardens, recreational facilities, yards and pool; (d) that portion of the premises located on the ground floor designated as Unit 101 for the lodging of a residential manager; (e) central and appurtenant installations for services such as power, light, water, and television signal distribution; (f) the elevators, tanks,

pumps, motors, compressors, fans, ducts, machinery, and, in general, all apparatus and installations existing for common use; and (g) all other parts of the property necessary or convenient to the existence, maintenance and safety of the property or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements called and designated "limited common elements" are set aside and reserved for the exclusive use of certain apartments and such apartments shall have appurtenant thereto an exclusive easement for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

(a) Each apartment shall have appurtenant thereto as a limited common element at least one (1) parking space.

(b) The hallways on Floors 2, 3 and 4 shall be limited common elements for and be appurtenant only to the apartments on each respective floor.

INTEREST TO BE CONVEYED PURCHASER: Each apartment includes the exterior of the lanai railing, the exterior of the doors, windows and glass walls and the frames thereof, and the interior of the unfinished surfaces of the perimeter walls, the bearing walls and the floors and ceilings. Each apartment includes all interior partition walls, and the paint, wallpaper, tile, enamel, stain or other finishing on all other interior surfaces, and includes the air space encompassed within said boundary lines, together with such fixtures and other improvements as may be located therein, excepting only common elements therein.

Each apartment shall have appurtenant thereto an undivided interest in the common elements of the project as set forth herein, for all purposes, including voting and representation in the Association of Apartment Owners, and shall have the same proportionate share in all common profits and expenses of the project.

CONVEYANCE: Purchasers will receive a fee simple deed to the Apartment and to the undivided interest in the common elements.

OWNERSHIP OF LAND AND ENCUMBRANCES AGAINST TITLE:

1. Ownership of fee simple title is presently vested in Mark M. S. Song, widower, Joyce S. C. Fo, wife of Clifford Fo, Lawrence L. T. Ching, husband of Jennie Pang Ching, Thomas K. L. Lau, husband of Theresa B. J. Lau and Chung Dho Ahn, husband of Helen Lee Ahn, all of Honolulu, City and County of Honolulu, State of Hawaii.

2. Roger Lee, whose business and post office address is 765 Amana Street, Suite 407, Honolulu, Hawaii, and Edwin Stevens, whose business address is 1190 Wilder Avenue, Apartment 204, Honolulu, Hawaii, are purchasers of the property from the fee simple owners under Agreement of Sale dated August 1, 1969, recorded in Liber 6642, page 438.

3. The Developer has an option to purchase fee simple title to the land from Messrs. Lee and Stevens.

4. The property is subject to a reservation of mineral and metallic mine rights in favor of the State of Hawaii.

5. The fee simple title is subject to a mortgage in favor of Harold Harvey and Ethel A. Biven, dated December 30, 1968, recorded in the Bureau of Conveyances in Liber 6358, page 369.

6. Prior to commencement or construction, Developer states that the above mortgage will be released and that the Developer will submit the property to the Horizontal Property Regime.

7. Prior to commencement of construction the Developer states that a construction mortgage will be placed on record.

PURCHASE MONEY HANDLING: An executed Escrow Agreement dated January 29, 1970 identifies Title Guaranty Escrow Services, Inc. as the escrow. Upon examination

of the Escrow Agreement it is found to be in consonance with Chapter 514, Hawaii Revised Statutes, and particularly Section 514-35 through Section 514-40.

Among other provisions, the executed Escrow Agreement provides that a purchaser shall be entitled to a refund of his funds without interest if purchaser shall in writing request refund of his funds and any one of the following shall have occurred:

(a) Escrow receives a written request from Developer to return to Purchaser the funds of such Purchaser then held hereunder by Escrow; or

(b) If a Purchaser's funds were obtained prior to the issuance of a final public report and if there is any change in the condominium building plans, subsequent to the execution of Purchaser's Sales Contract, requiring the approval of a county officer having jurisdiction over the issuance of permits for construction of buildings, unless the Purchaser has given written approval or acceptance of the specific change; or

(c) If a Purchaser's funds were obtained prior to the issuance of a final public report and the request is prior to the time the final public report is issued; or

(d) If the final public report differs in any material respect from the preliminary public report, unless the Purchaser has given written approval or acceptance of the difference; or

(e) If the final public report is not issued within one year from the date of issuance of the preliminary public report.

It is incumbent upon the purchaser and prospective purchaser to read and understand the Escrow Agreement before executing the sales agreement, since the Escrow Agreement prescribes the procedure for receiving and disbursing purchasers' fund and the sales agreement specifically provides that the purchaser approves said Escrow Agreement and assumes the benefit and obligations therein provided.

MANAGEMENT OF PROJECT: The By-Laws which are incorporated in the Declaration provides that the operation of the project shall be conducted for the Association of Owners under the direction of the Board of Directors, and the Board of Directors may appoint a responsible managing agent.

STATUS OF PROJECT: The Developer advises that it proposes to commence construction on or about April 1, 1970. The Developer has estimated the construction will take approximately twelve (12) months from the date that construction commences. Construction will be financed by purchasers' money from escrow as well as construction loan money obtained by Developer.

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 January 6, 1970, and additional information subsequently filed as late as February 9, 1970.

This is a Preliminary Horizontal Property Regimes Condominium Public Report which is made a part of Registration No. 316 dated January 8, 1970. This report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be yellow.

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

REB:sw

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