

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

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

on  
HANOHANO HALE  
53-549 Kamehameha Highway  
Punaluu, Oahu, Hawaii

REGISTRATION NO. 352

**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: September 1, 1971  
Expires: October 1, 1972

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 DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 7, 1970, AND INFORMATION SUBSEQUENTLY FILED AS LATE AS AUGUST 31, 1971. 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. HANOHANO HALE is a leasehold condominium project consisting of a reinforced concrete seven (7) story building, with 47 apartment units and 84 hotel units, all of which will be sold by the Developer upon and subject to the terms and provisions of Apartment Leases to be issued by Condominium Hawaii, Inc., Sublessor. There will be one hundred thirty-two (132) parking stalls.
2. The Developer of the project has filed all documents and materials deemed necessary by the Commission for the registration of this condominium project and the issuance of the Final Public Report.

3. The Developer has advised that the basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of Approved Floor Plans) have been filed in the Office of the Recording Officer. The Declaration, with the By-Laws attached thereto, has been filed with the Assistant Registrar on February 10, 1971 as Land Court Document No. 526,891. An Amendment of Declaration was filed August 10, 1971 as Land Court Document No. 548,163. The Registrar has designated Condominium File Plan No. 110 to the project.
4. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
5. 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.
6. This Final Public Report is made a part of the registration of HANOHANO HALE condominium project. The Developer has the responsibility of placing a true copy of the 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.
7. This Final Public Report expires thirteen (13) months from the date of issuance, September 1, 1971, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Preliminary Public Report with the exception of DEVELOPER, DESCRIPTION, LIMITED COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASER, PURCHASE MONEY HANDLING, and STATUS OF PROJECT has not been disturbed. The topical heading of FINANCE has been added.

NAME OF PROJECT: HANOHANO HALE

DEVELOPER: CONDOMINIUM HAWAII, INC., a Hawaii corporation, registered with the Department of Regulatory Agencies of the State of Hawaii on August 14, 1963, whose business address is 801 Kaheka Street, Honolulu, Hawaii. The Developer has advised the Commission that the officers of the corporation are:

Hideo Tomita	President
Abraham K. Tokioka	Vice President
August A. Yee	Vice President
Norman C. Fung	Vice President
Glenda K. Rother	Secretary
Edith M. Schick	Treasurer

DESCRIPTION: The Declaration of Horizontal Property Regime reflects that the project shall consist of a reinforced concrete and hollow tile, seven (7) story building containing two (2) two-bedroom, one-bath units; forty-five (45) one-bedroom, one-bath units; and eighty-four (84) hotel units, for a total of one hundred thirty-one (131) units, located on 114,859 square feet of land. The building will be rectangular in shape, capped with a flat slab roof and containing no basement, with two (2) two-bedroom apartment units, three (3) one-bedroom apartment units, twelve (12) hotel units, a resident manager's unit, a lobby and an office on the first floor; seven (7) one-bedroom apartment units, twelve (12) hotel units and one (1) laundry room on the second, fourth and sixth floors; and seven (7) one-bedroom apartment units and twelve (12) hotel units on the third, fifth and seventh floors. Said building will contain two (2) stairways, one at each end of the building and two (2) elevators. The apartments will be numbered 101 (manager's unit) through 118 on the first floor and 201 through 219 on the second floor, (third to seventh floors similar to second floor numbering except the first numeral correlates with the floor level).

Each two-bedroom unit also contains a bathroom, kitchen, living-dining room and a floor area of 713 square feet plus a lanai with floor area of 256 square feet; each one-bedroom unit also contains a bathroom, kitchen, living-dining room and a floor area of 475 square feet plus a lanai of 158 square feet; and each hotel unit contains a living-dining-sleeping room and a bathroom, with floor area of approximately 358 square feet.

The apartments will be numbered in the manner shown on the Condominium File Plan. Each apartment will be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, and all fixtures originally installed therein including refrigerator, gas range and garbage disposer in the one and two-bedroom units and a refrigerator in the hotel units. Each apartment will have immediate access to the walkway on its floor and the stairways between the upper and ground floors of the building, and the walkways connecting the building to the street entrances and parking areas of the project. There will be parking stalls for one hundred thirty-two (132) automobiles.

LIMITED COMMON ELEMENTS: The Declaration reflects that certain parts of the common elements herein called "limited common elements" are designated and set aside for the exclusive use of certain apartments. Such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows:

- (a) One parking space, designated on said plans by the number corresponding to the number of each apartment, shall be appurtenant to and for the exclusive use of each apartment.

NOTE: One additional parking space, designated on said plans by number 101 shall be appurtenant to and for the exclusive use of the resident manager; the hallways and walkways on any floor of the building shall be appurtenant to and for the exclusive use of the apartments on such floor.

INTEREST TO BE CONVEYED TO PURCHASER: Apartment units shall have appurtenant to each the undivided interest in all common elements of the project as follows: All two-bedroom apartment units - 1.40 percent; all one-bedroom apartment units (except 101) - 1.0% percent; and all hotel units - 0.60 percent. The common interest, proportionate share in all common profits and expenses of the project and proportionate representation for voting purposes in the Association of Apartment Owners and all other purposes shall be in said percentage for each apartment.

PURCHASE MONEY HANDLING: An executed Escrow Agreement dated May 18, 1971 identifies Hawaii National Bank as the Escrow Agent. 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 Escrow Agreement provides that Escrow Agent shall refund to Purchaser all of Purchaser's funds, without interest, if Purchaser shall in writing request refund of his funds and any one of the following shall have occurred:

- (a) Escrow Agent receives a written request from Developer to return to Purchaser the funds of Purchaser held under the Escrow Agreement by Escrow Agent; or
- (b) If, subsequent to the execution of the Contract of Sale, there is any change in the building plans requiring the approval of a County officer having jurisdiction over the issuance of permits for construction of buildings, unless Purchaser's written approval or acceptance of the specific change is obtained; or
- (c) If Purchaser enters into a Contract of Sale prior to the time the Final Public Report is issued and the Final Public Report differs in any material respect from the Preliminary Report; or

- (d) If the Final Public Report is not issued within one year from the date of the issuance of the Preliminary Public Report.

It is incumbent upon the purchaser and prospective purchaser to read and understand the Escrow Agreement since it prescribes the procedure for receiving and disbursing purchaser's funds and the Contract of Sale specifically provides that the purchaser approves said Escrow Agreement.

The Contract of Sale provides that the Seller expressly reserves the right to sell or lease unsold apartments free from any restrictions on such sale or lease which may under the By-Laws apply to Buyer.

FINANCING: Financing for each qualified purchaser of a unit has been arranged with Hawaii National Bank. Purchasers may secure financing from other sources provided that the schedule of downpayments as called for in the Contract of Sale is followed and the mortgage monies are paid into escrow.

STATUS OF PROJECT: A construction contract with the general contractor, Allied Construction, Inc., a Hawaii corporation, was executed May 13, 1971. Construction has commenced and the estimated completion date is March 10, 1972. A performance bond and labor and material payment bond in an amount equal to 100% of the contract price were issued on June 2, 1971 by Pacific Insurance Company, Limited, as surety. The Developer has advised the Commission that purchaser's funds in Escrow will not be used for construction costs.

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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 October 7, 1970, and additional information subsequently filed as late as August 31, 1971.

This is a Final Horizontal Property Regimes (Condominium) Public Report which is made a part of Registration No. 352, filed with the Commission on October 7, 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 white in color.

  
for DOUGLAS R. SODEVANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

YH/f

Distribution:  
Bureau of Conveyances  
Department of Taxation  
Planning Commission, City & County of Honolulu  
Federal Housing Administration  
Escrow Agent

September 1, 1971  
REGISTRATION NO. 352