

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

CATHEDRAL POINT - MELEMANU WOODLANDS
Waikalani Drive and Waihonu Street
Wahiawa, Oahu, Hawaii

REGISTRATION NO. 397

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: January 3, 1972
Expires: February 3, 1973

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 JULY 28, 1971 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS JANUARY 3, 1972. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 397 dated September 8, 1971, the Developer has prepared, assembled and forwarded additional information to that filed in the July 28, 1971 submittal. This Final Public Report is made a part of the registration on Cathedral Point - Melemanu Woodlands condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock).

Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of this Final Public Report.
3. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. Construction of the building commenced on or about October 1, 1971 and completion is expected in March, 1973.
5. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, executed September 1, 1971, together with the By-Laws of Association of Apartment Owners, was filed in the Land Court, State of Hawaii, on September 8, 1971, as Document No. 551219. The Registrar has designated Condominium Map No. 121 to the project.

6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, January 3, 1972, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the topical headings of the Commission's Preliminary Public Report of September 8, 1971, with the exception of Encumbrances Against Title have not been disturbed. The topical heading of Financing of Project has been added.

ENCUMBRANCES AGAINST TITLE: The Developer has submitted to the Commission a copy of a continuation of search of title dated December 6, 1971, prepared by Security Title Corporation. Said report is a continuation of the report dated September 3, 1971 submitted on July 28, 1971 and shows no change with respect to the liens or encumbrances against title, save and except the following:

Real Property Taxes for the fiscal year 1971 - 1972 are a lien, and the 1st installment of \$809.24 was due by November 30, 1971. (As the credits of the Office of the Tax Assessor have not been posted to date, it is possible that the 1st installment for fiscal year 1971 - 1972 has been paid.) Additional Charge Mortgage dated April 30, 1971, filed in the Office of the Assistant Registrar as Document No. 535541, made by Headrick Development, Inc., as Mortgagor, to Hawaii Thrift & Loan, Inc., as Mortgagee. Condominium Map No. 121, filed in the Office of Assistant Registrar on September 8, 1971. Declaration Submitting Property to the Horizontal Property Regime dated September 1, 1971, filed in the Office of the Assistant Registrar as Document No. 551219, and By-Laws attached thereto.

FINANCING OF PROJECT: The Developer has filed with the Commission a notarized statement showing the estimated total project cost. The Developer has also filed a statement showing that the total cost of the project will be met by funds acquired through an interim construction loan from Pacific Savings & Loan Association and Developer's funds. The Developer has also filed a letter of commitment from Pacific Savings & Loan Association and Honolulu Trust Company, Ltd., stating that permanent take-out loans shall be provided to qualified purchasers. Purchasers are advised to ascertain loan terms prior to making purchase.

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 July 28, 1971, and information subsequently filed as late as January 3, 1972. The information disclosed in the

Commission's Preliminary Public Report of September 8, 1971 should be carefully reviewed by purchaser and prospective purchaser.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 397 filed with the Commission on July 28, 1971. 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. SODEHANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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Distribution:

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ESCROW AGENT

January 3, 1972
Registration No. 397

