

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

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

ON
PINE KNOLL VILLAS
MILILANI TOWN
OAHU, HAWAII

REGISTRATION NO. 418

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: October 13, 1972
Expires: November 13, 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED NOVEMBER 1, 1971 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS LATE AS OCTOBER 12, 1972. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of February 4, 1972 on PINE KNOLL VILLAS, Registration No. 418, the Developer reports certain changes in the plan or setup as represented in the Preliminary Public Report.

The changes which subsequently occurred are determined to be material revisions to the information earlier disclosed.

2. This Final Public Report is made a part of the registration on the PINE KNOLL VILLAS condominium project.

The Developer is held 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 Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. The Developer has complied with Sec. 514-15, Hawaii Revised Statutes, and has fulfilled the requirements for the issuance of this Final Public Report prior to completion of construction.
4. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Final Public Report.
5. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of 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, with By-Laws of Association of Owners and Regulatory Agreement attached, dated July 20, 1972, were filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 591661.

The Assistant Registrar has designated Condominium Map No. 142 to the project.

6. No advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
7. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regime.
8. This Final Public Report automatically expires thirteen (13) months after date of issuance, unless a Supplementary Public Report issues or the Commission, upon review of the registration issues an order extending the effective period of this report.

NAME OF PROJECT: PINE KNOLL VILLAS

DESCRIPTION: The entry courts mentioned in the Preliminary Public Report have been deleted from the definition of the apartment. Paragraph E under this topical heading has therefore been revised as follows:

"E. Each apartment shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls, floors and ceilings surrounding the apartment or of interior load-bearing walls, nor shall said apartment be deemed to include the pipes, wires, conduits or other public utility lines running through the apartment which are utilized for or serve more than one apartment. The apartment shall be deemed to include all of the areas or spaces enclosed by the walls, floors and ceilings surrounding the apartment, the balcony, if any, all the walls and partitions which are not load-bearing within the perimeter walls of the apartment, the inner decorated or finished surfaces of all walls, floors and ceilings of the apartment, all doors, window frames, windows and glass walls, and all fixtures and appliances originally installed therein, including electric range, oven and range hood, garbage disposal, hotwater heater and all plumbing and lighting fixtures and carpeting furnished by the Developer in the bedrooms and living or living-dining rooms."

Similarly, the "entry court" or "entry" recited in the descriptions of Plans A, B, C and D has been deleted.

In addition the following corrections have been made:

1. Plan A apartments will have an approximate gross floor area of 1640 square feet.
2. Plan E apartments will have an approximate gross floor area of 1615 square feet.

LIMITED COMMON ELEMENTS: Certain changes in "house site" areas have been made. The corrected areas of the house sites are set forth in Exhibit "A" attached hereto.

INTEREST TO BE CONVEYED TO PURCHASER: The common interests have been adjusted and are set forth in Exhibit "A" attached hereto.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report by Title

Guaranty of Hawaii, Incorporated, dated August 16, 1972, shows that the only addition to the Preliminary Report dated January 18, 1972 is the following:

1. Declaration of Horizontal Property Regime dated July 20, 1972 filed as Document No. 5916611 and assigned Condominium Map No. 142.
2. Mortgage dated March 7, 1972, filed as Land Court Document No. 572808, made by Hebb & Narodick Construction Co., Inc., to Honolulu Mortgage Co., Ltd.

STATUS OF THE PROJECT: The apartments have been completed and are ready for occupancy.

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 November 1, 1971, and additional information subsequently filed as of October 12, 1972.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 418, filed with the Commission November 1, 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

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

Registration No. 418
October 13, 1972

PINE KNOLL VILLAS

<u>Apartment No.</u>	<u>Building No.</u>	<u>Plan</u>	<u>Number of Rooms</u>	<u>Approximate Gross Floor Area</u>	<u>House Site Area</u>	<u>Percentage Common Interest</u>
1	1	D	6	1438 sq.ft.	1544 sq.ft.	2.384
2	1	D	6	1438 sq.ft.	1544 sq.ft.	2.384
3	1	D	6	1438 sq.ft.	1544 sq.ft.	2.384
4	1	D	6	1438 sq.ft.	1524 sq.ft.	2.384
5	1	D	6	1438 sq.ft.	1564 sq.ft.	2.384
6	1	D	6	1438 sq.ft.	1424 sq.ft.	2.384
7	2	A	8	1640 sq.ft.	2315 sq.ft.	2.720
8	2	A	8	1640 sq.ft.	2375 sq.ft.	2.720
9	2	D	6	1438 sq.ft.	1520 sq.ft.	2.384
10	2	D	6	1438 sq.ft.	1520 sq.ft.	2.384
11	3	D	6	1438 sq.ft.	1560 sq.ft.	2.384
12	3	D	6	1438 sq.ft.	1680 sq.ft.	2.384
13	3	B	8	1741 sq.ft.	2375 sq.ft.	2.887
14	3	B	8	1741 sq.ft.	2250 sq.ft.	2.887
15	3	B	8	1741 sq.ft.	2150 sq.ft.	2.887
16	3	B	8	1741 sq.ft.	2150 sq.ft.	2.887
17	3	A	8	1640 sq.ft.	2150 sq.ft.	2.720
18	3	A	8	1640 sq.ft.	2250 sq.ft.	2.720
19	4	E	7	1615 sq.ft.	1562 sq.ft.	2.679
20	4	E	7	1615 sq.ft.	1687 sq.ft.	2.679
21	4	E	7	1615 sq.ft.	1750 sq.ft.	2.679
22	4	E	7	1615 sq.ft.	1750 sq.ft.	2.679
23	5	A	8	1640 sq.ft.	2375 sq.ft.	2.720

<u>Apartment No.</u>	<u>Building No.</u>	<u>Plan</u>	<u>Number of Rooms</u>	<u>Approximate Gross Floor Area</u>	<u>House Site Area</u>	<u>Percentage Common Interest</u>
24	5	A	8	1640 sq.ft.	2375 sq.ft.	2.720
25	6	B	8	1741 sq.ft.	2225 sq.ft.	2.887
26	6	B	8	1741 sq.ft.	2337 sq.ft.	2.887
27	6	B	8	1741 sq.ft.	2350 sq.ft.	2.887
28	6	B	8	1741 sq.ft.	2275 sq.ft.	2.887
29	7	A	8	1640 sq.ft.	2550 sq.ft.	2.720
30	7	A	8	1640 sq.ft.	2550 sq.ft.	2.720
31	7	E	7	1615 sq.ft.	1875 sq.ft.	2.679
32	7	E	7	1615 sq.ft.	1875 sq.ft.	2.679
33	8	A	8	1640 sq.ft.	2450 sq.ft.	2.720
34	8	D	6	1438 sq.ft.	1568 sq.ft.	2.384
35	8	D	6	1438 sq.ft.	1568 sq.ft.	2.384
36	8	D	6	1438 sq.ft.	1568 sq.ft.	2.384
37	8	E	7	1615 sq.ft.	2025 sq.ft.	2.679
38	8	E	7	1615 sq.ft.	2025 sq.ft.	2.679