

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
MILILANI MANOR
Corner of Moenamanu and Kipapa Streets
Waipio, Oahu, Hawaii

REGISTRATION NO. 434

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 18, 1973
Expires: February 18, 1974

SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED FEBRUARY 11, 1972, AND INFORMATION SUBSEQUENTLY FILED AS LATE AS JANUARY 16, 1973. DEVELOPER IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING INFORMATION ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES, AS AMENDED.

1. The Developer has fulfilled all the requirements of Chapter 514, Hawaii Revised Statutes for the issuance of a Final Public Report.
2. Since the issuance of the Commission's Preliminary Public Report of April 20, 1972, on Mililani Manor, Registration No. 434, the Developer reports that changes have been made

in the plan or setup as presented in the Preliminary Public Report. The changes subsequently made are determined to be material revisions to the information disclosed earlier. This Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of the Mililani Manor registration. The Developer is responsible for placing a true copy of this Final Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read both reports.

3. The Developer 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.
4. The Developer advises that the Declaration of Horizontal Property Regime and attached Bylaws are filed in the Office of the Assistant Registrar of the Land Court as Document No. 602959, and that the Condominium Map has been filed with the Assistant Registrar as Map No. 147.
5. Advertising and promotional materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, as amended, and the condominium rules and regulations which relate to Horizontal Property Regimes.
7. This Final Public Report automatically expires thirteen (13) months from the date of issuance, January 18, 1973, 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 in the Preliminary Public Report of April 20, 1972, under the topical headings NAME OF PROJECT, LOCATION, TAX KEY, ZONING, DEVELOPER, ATTORNEY REPRESENTING DEVELOPER, COMMON ELEMENTS, PERCENTAGE OF UNDIVIDED OWNERSHIP TO BE CONVEYED, PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE, PURCHASE MONEY HANDLING, and MANAGEMENT AND OPERATION has not been changed.

DESCRIPTION OF PROJECT: There are nine buildings in the project, containing a total of eighty (80) two-bedroom apartments. All of the buildings are two stories high and each apartment also consists of two floors. The buildings are wood frame structures, with wood siding and a composition shingle roof.

The apartments are numbered 1 through 80, inclusive. The apartments are numbered consecutively within each building.

The location of the eighty (80) apartments within the nine (9) buildings is as follows:

<u>Building Number</u>	<u>Apartment Numbers</u>	<u>Total Apartments within the Building</u>
1	37 - 48, inclusive	12
2	31 - 36, inclusive	6
3	21 - 30, inclusive	10
4	13 - 20, inclusive	8
5	1 - 12, inclusive	12
6	53 - 62, inclusive	10
7	49 - 52, inclusive	4
8	63 - 66, inclusive	4
9	67 - 80, inclusive	14
9 Buildings Apartment Nos. 1 - 80, inclusive		80 apartments

The apartments will each contain approximately 834 square feet within the living area which consists of a living-dining area, kitchen, hall and half-bath on the first floor, and two bedrooms, a hall, a bath and a storage room on the second floor. Each apartment has an enclosed lanai on the ground floor of approximately 152 square feet and a balcony on the second floor of approximately 23 square feet.

Each apartment will have carpeting throughout, except in the kitchen and the bathrooms which will have vinyl tile floors. Each apartment will have a range with oven, a hood, fan and light combination, a garbage disposal and a hot water heater.

Each apartment shall have a CATV outlet providing connection to a cable television system at the election of the owner upon payment of the monthly charge imposed by the Mililani Cablevision, Inc.

LIMITED COMMON ELEMENTS: Each of the parking stalls shown on Condominium Map No. 147 shall be a limited common element appurtenant to that apartment having the same number.

OWNERSHIP OF TITLE: The Developer has filed with the Commission an updated Lien Letter dated January 5, 1973, prepared by Title Guaranty of Hawaii, Inc., which certifies that fee simple title to the land committed to this regime is vested in the Developer.

ENCUMBRANCES: The Lien Letter prepared by Title Guaranty of Hawaii, Inc., certifies that as of the date thereof (October 19, 1972), title to the land is subject to:

1. Designation of Easement 743, as shown on Map 295, as set forth by Land Court Order No. 31031.
2. Grant of Easement 743 in favor of Hawaiian Electric Company, Inc., dated March 17, 1970, and filed as Document No. 499526, said easement having been assigned to Hawaiian Trust Company, Limited by instrument dated April 10, 1970, and filed as Document No. 499528.
3. Reservation in deed dated April 28, 1972, and filed as Document No. 579668, in favor of Mililani Town, Inc., its successors and assigns, of easements for electrical, gas, communications and other utility purposes and for sewer, drainage and water facilities over, under, along, across and through the land, together with the right to grant to the State of Hawaii, City and County of Honolulu, Board of Water Supply of the City and County of Honolulu or any other appropriate governmental agency or to any public utility or

other corporation easements for such purposes over, under, across, along and through the land under the usual terms and conditions required by the owner for such easement rights; provided, however, that such easement rights must be exercised in such manner as to not unreasonably interfere with the use of the land by the owner, his heirs and assigns, and in connection with the installation, maintenance or repair of any facilities pursuant to any of said easements, the land shall be promptly restored by and at the expense of the person owning and exercising such easement rights to the condition of the premises immediately prior to the exercise thereof.

4. Declaration of Covenants, Conditions and Restrictions for Mililani Town filed as Land Court Document No. 441561, as amended by Document Nos. 445150 and 579667.
5. Mortgage dated November 29, 1971, filed as Document No. 579669, made by William Downing Grant to Bank of Hawaii in the sum of \$2,000,000.00; Financing Statement in favor of Bank of Hawaii, recorded in Liber 8273, Page 451.
6. Real property taxes for fiscal year 1972-1973.
7. Declaration of Horizontal Property Regime and Bylaws, dated June 6, 1972, filed as Document No. 602959 and Condominium Map No. 447.

The Developer has advised the Commission that the mortgage and financing statement identified in item 5 above will be released prior to the conveyance of any apartment.

The Declaration identified in item 4 above, provides for certain monthly maintenance assessments to pay the expenses of the Mililani Town Community Association and reserves a lien upon each apartment to secure the payment of these assessments. The amount of the current monthly assessment is \$5.25 subject to increase in case of an increase in the cost of living or in case 66-2/3% of the members of the Community Association approve an increase.

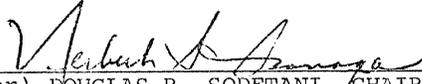
STATUS OF PROJECT: The Developer reports that a building permit has been issued by the Department of Public Works of the City and County of Honolulu for the project and that a construction contract for the project was executed on April 14, 1972 with Murchison Construction Company of Hawaii, Inc. Construction has commenced; the estimated date of completion is December 31, 1972. Therefore, the Developer waives its rights, as reserved in the sales contract, to abandon the project and to refund all down payments. The Developer reports that construction financing has been obtained from Bank of Hawaii and that permanent financing has been arranged through Hawaiian Savings & Loan Association.

The remaining sections of the Preliminary Report have not been altered.

A purchaser or prospective purchaser should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted February 11, 1972, and additional information filed as late as January 16, 1973.

THIS FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT
is made a part of Registration No. 434 filed with the Commission
on February 11, 1972.

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.



(for) DOUGLAS R. SODEVANI, 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 - BANK OF HAWAII

REGISTRATION NO. 434

January 18, 1973