

**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  
NORTHBROOK - "MELEMANU WOODLANDS"  
Waikalani Place  
Wahiawa, Oahu, Hawaii

REGISTRATION NO. 454

**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 10, 1972  
Expires: November 10, 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 MAY 16, 1972, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 31, 1972. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS 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. 454 dated June 9, 1972, the Developer has prepared, assembled and forwarded additional information. This Final Public Report is made a part of the registration of the NORTHBROOK - "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. The Developer reports that the basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, a copy of the approved Floor Plans and an amendment to the Declaration of Horizontal Property Regime) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, executed on May 15, 1972, with the By-Laws attached, was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 591031.

The Registrar has designated Land Court Condominium Map No. 141 to the project.

An Amended Declaration of Horizontal Property Regime, executed on August 22, 1972, was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 594931.

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 Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report expires thirteen (13) months from the date of issuance, October 10, 1972, unless a Supplementary Public 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 dated June 9, 1972, under the topical headings of DESCRIPTION, INTEREST TO BE CONVEYED PURCHASER, and ENCUMBRANCES AGAINST TITLE have been amended. Information disclosed in the remaining topical headings have not been disturbed.

DESCRIPTION: The Declaration of Horizontal Property Regime has been amended to read: Building "D" is a 10-story building with sixty (60) apartments and one (1) elevator.

INTEREST TO BE CONVEYED PURCHASER: The Declaration of Horizontal Property Regime has been amended to reflect the undivided interest in the common elements as follows:

<u>Type of Apartments</u>	<u>Percentage Interest</u>
Apartment D-101 (1-bedroom)	.5014
Remaining 23, 1-bedroom apartments	.5806 each apartment
All 92, 2-bedroom apartments	.7642 each apartment
All 16, 3-bedroom apartments	.9848 each apartment

ENCUMBRANCES AGAINST TITLE: The Developer has submitted to the Commission a copy of an updated Preliminary Title Report dated August 23, 1972, prepared by Security Title Corporation. Said report shows no change save and except the following:

1. Mortgage dated May 23, 1972, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 582395, made by Headrick Development, Inc., a Hawaii corporation, as Mortgagor, to Service Finance, Limited, Standard Finance Company, Limited and Imperial Finance Corporation, all Hawaii corporations, as Mortgagees.
2. Condominium Map No. 141 filed in said Office of the Assistant Registrar on July 27, 1972.
3. The covenants, agreements, obligations, conditions and other provisions set forth in that certain Declaration Submitting Property to the Horizontal Property Regime dated May 15, 1972, filed in said Office of the Assistant Registrar as Document No. 591031, and the By-Laws attached thereto.

By instrument dated August 22, 1972, filed in said Office of the Assistant Registrar as Document No. 594931, the foregoing Declaration was amended.

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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 May 16, 1972, and information subsequently filed as of August 31, 1972. The information disclosed in the Commission's Preliminary Public Report of June 9, 1972, should be carefully reviewed by the purchaser and prospective purchaser.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 454 filed with the Commission on May 16, 1972.

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

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 ESCROW AGENT

Registration No. 454

October 10, 1972