

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

MOTT-SMITH LANILOA
1717 Mott-Smith Drive
Honolulu, Hawaii

REGISTRATION NO. 628

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: March 19, 1974
Expires: April 19, 1975

SPECIAL ATTENTION

A comprehensive reading of the 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 NOVEMBER 28, 1973, AND INFORMATION SUBSEQUENTLY FILED AS OF MARCH 11, 1974. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING INFORMATION FOR THIS FINAL PUBLIC REPORT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report issued on December 13, 1973, the Developer reports that no material changes have been made in the plan or setup of the project.
2. The Developer has complied with Section 514-15, Hawaii Revised Statutes, and has fulfilled the

requirements for the issuance of this Final Public Report prior to completion of construction.

3. 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.
4. The basic documents (Declaration of Horizontal Property Regime of Mott-Smith Laniloa, By-Laws of the Association of Apartment Owners of Mott-Smith Laniloa and a copy of the floor plans) have been recorded in the Bureau of Conveyances of the State of Hawaii and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

The Declaration of Horizontal Property Regime of Mott-Smith Laniloa, with By-Laws of the Association of Apartment Owners of Mott-Smith Laniloa, dated March 7, 1974, were recorded in said Bureau in Liber 9772, at Page 70 and were filed in said Office as Document No. 671792.

The floor plans of the project have been designated as Condominium File Plan No. 339 in said Bureau and as Condominium Map No. 198 in said Office.

5. Advertising and promotional matter has been submitted to the Commission.
6. 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.
7. This Final Public Report automatically expires thirteen (13) months after date of issuance, March 19, 1974, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.
8. This Final Public Report is made a part of the registration of Mott-Smith Laniloa condominium project. The Developer is responsible for placing this Final Public Report (white paper stock), along with a copy of the Preliminary Public Report (yellow paper stock), in the hands of all purchasers and prospective purchasers and securing a signed copy of the receipt for Horizontal Property Regime Public Report from each purchaser.

The information in the topical headings of the Preliminary Public Report of December 13, 1973 has not been disturbed.

Additional provisions relating to the parking stalls are, however, included herein under the topical heading PARKING STALLS.

NAME OF PROJECT: MOTT-SMITH LANILOA

PARKING STALLS: Each apartment shall have appurtenant thereto an exclusive right to use the parking stall or stalls assigned to such apartment in Exhibit "D" attached to the Declaration and made a part thereof, provided that the Developer has reserved the right to assign the parking stalls listed below to apartments in the project by having any such stall designated as appurtenant to a particular apartment in the apartment sublease covering such apartment; provided, however, that until such time as each of said parking stalls has been so assigned, the remaining parking stalls shall be appurtenant to Apartment No. 3514:

Parking Stall No(s):	1-66C	2-64C
	1-67C	2-77C
	1-68C	2-204C
	1-80C	2-207C
	1-81C	2-208C
	1-82C	2-209C
	1-83C	3-51C
	1-114C	3-64
	1-208C	3-123
	1-211C	3-190C
	1-212C	3-191C
	1-213C	3-200
	1-214C	

STATUS OF PROJECT: A construction contract dated March 6, 1974 has been entered into by and between the Developer, Robert Cutshaw & Associates, Inc., and the Contractor, Hawaiian Dredging & Construction Company, a Division of Dillingham Corporation. The Developer reports that the present estimated time for completion of the project is on or about April 1, 1976.

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 28, 1973, and information subsequently filed as of March 11, 1974.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 628 filed with the Commission on November 28, 1973.

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 in color.


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

DISTRIBUTION:

Department of Taxation
Bureau of Conveyances
Planning Department, County
of Hawaii
Federal Housing Administration
Escrow Agent

REGISTRATION NO. 628

March 19, 1974