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
PACIFIC MANOR
785 Kinau Street
Honolulu, Hawaii

REGISTRATION NO. 638

## 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: September 26, 1974
Expires: October 26, 1975

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 DECEMBER 5, 1973, AND SUBSEQUENT INFORMATION FILED AS OF SEPTEMBER 17, 1974. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF CHANGES IN THE INFORMATION SINCE THE INITIAL REGISTRATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of January 28, 1974, on the Pacific Manor, Registration No. 638, the Developer reports that certain information has been amended and added to the project. This Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of the Pacific 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 Public Report.

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 has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and the issuance of this Final Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration with By-Laws attached dated June 26, 1974 have been filed with the Bureau of Conveyances, State of Hawaii, in Liber 9995, at Page 118.

The Bureau of Conveyances has assigned Condominium Map No. 362 to the project.

The Declaration and the By-Laws were both amended by documents dated August 22, 1974 and have been filed with the Bureau of Conveyances on August 30, 1974 in Liber 10,114, at Page 473.

4. Advertising and promotional matter has been filed 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 of the Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regime.

6. This public report automatically expires thirteen months after the date of issuance, September 26, 1974, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of the report.

The Commission's Preliminary Public Report of January 28, 1974 should be carefully reviewed by purchaser and prospective purchaser. The information disclosed under the topical headings of DESCRIPTION, ENCUMBRANCES AGAINST TITLE, STATUS OF PROJECT, and FINANCING has been amended. Information disclosed in the remaining topical headings has not been disturbed. The topical heading "House Rules" has been added.

LOCATION: Revision of the metes and bounds description of the site of the project was made. The new survey shows that the land to contain 13,246 square feet instead of 13,336, a reduction of 90 square feet.

DESCRIPTION: The Developer has advised the Commission that the apartments will be numbered consecutively starting from the northeast corner of the building rather than the southeast corner. The Developer has further advised that there are 32 type "B" apartments instead of 36 such apartments and 16 type "A" apartments instead of 12 such apartments, as previously indicated on the Preliminary Public Report. All other information as indicated on the Preliminary Public Report under this heading remain the same.

NOTE: The Developer advises the Commission that twelve (12) parking spaces are for compact cars and parking stalls #1 and #10 are open stalls; parking stalls #2 thru #9 are partially open stalls; all other stalls are covered.

HOUSE RULES: The prepared House Rules for the project indicate that only aquarium fish and caged birds will be permitted on the premises. All other animals or livestock are prohibited.

ENCUMBRANCES AGAINST TITLE: The Developer has submitted a title report dated September 4, 1974 prepared by Title Guaranty of Hawaii, Inc. which certifies that there are no liens or encumbrances of whatever kind or nature against said title except the following:

The reservation in favor of the State of Hawaii of all mineral and metallic mines.

Terms, conditions and provisions contained in that certain unrecorded Development Agreement dated June 22, 1972 entered into by and between James H. Yoshida and Harriet H. Yoshida, husband and wife, et al., "Owner," and Hirano Brothers, Limited, a Hawaii corporation, "Developer," which said agreement was assigned to Pacific Manor Enterprise, a registered Limited Partnership by instrument dated September 29, 1972 (unrecorded). Said Development Agreement was amended by instrument dated October 8, 1973 (unrecorded).

A Memorandum of Development Agreement dated June 26, 1974 is recorded in Liber 9995, at Page 111.

The covenants, conditions and restrictions and other provisions set forth in Declaration of Horizontal Property Regime dated June 26, 1974 recorded in the Bureau of Conveyances in Liber 9995, at Page 118, and by the By-Laws attached thereto as the same are or may hereafter be amended in accordance with law, said Declaration or By-Laws. Said Declaration of Horizontal Property Regime has been amended by instrument dated August 22, 1974 and recorded in the Bureau aforesaid in Liber 10,114 at page 473. (Project covered by Condominium Map No. 362).

Real property taxes for the fiscal year July 1, 1974 - June 30, 1975 are now a lien.

Mortgage in favor of City Bank for $1,200,000, dated June 1, 1973; said mortgage was amended by instrument dated August 22, 1974 and recorded in the Bureau aforesaid in Liber 10,123, at page 15.

Developer has advised the Commission that the license from the City and County of Honolulu for connection to City's drainage system, dated April 2, 1973, is an unrecorded agreement.

Developer has also advised the Commission that an Agreement with Thrifty Wash, Inc. for a five year lease of the Laundry Room is an unrecorded agreement. Under this agreement executed by Cen Pac Properties, Inc. in behalf of the Association of Apartment Owners of Pacific Manor, subject to ratification by said Association, Thrifty Wash, Inc. is to provide, install and maintain coin metered laundry equipment as washers and dryers. Thrifty Wash, Inc. shall pay to the Association rental equal to 50% of the collected gross receipts.

STATUS OF PROJECT: The Developer advises the Commission that about 99% of the over-all project has been completed on or about August 31, 1974. The anticipated completion date is October 1, 1974.

FINANCING: City Bank is providing the interim construction financing. City Bank has filed with the Commission a letter dated July 26, 1974 confirming commitment to Developer of construction financing of $1,360,000 and take-out financing in the total amount of $1,700,000. The commitment was accepted by the Developer and a construction loan was made by City Bank pursuant thereto.

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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 December 5, 1973 and additional information subsequently filed as of September 17, 1974.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 638 filed with the Commission on December 5, 1973.

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. SODETANI
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

September 26, 1974
Registration No. 638