

# 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

ANAPUNI TERRACE  
1707 Anapuni Street  
Honolulu, Hawaii  
REGISTRATION NO. 809

### **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 24, 1975  
Expires: October 24, 1976

#### 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 September 19, 1975. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. ANAPUNI TERRACE is a proposed leasehold condominium project consisting of ten (10) units in one two (2) story building, all in accordance with the plans recorded in the Bureau of Conveyances of the State of Hawaii. There are ten (10) parking stalls, and each apartment will have appurtenant thereto one (1) parking stall.

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. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The basic documents, (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and a copy of the approved Floor Plans) have been recorded in the office of the recording officer.

The Declaration of Horizontal Property Regime, together with the By-Laws of the Association of Apartment Owners attached thereto, was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 10921, Page 293, and Condominium File Plan No. 432 has been assigned to the project by said Bureau.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of the Horizontal Property Act, Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, September 24, 1975, unless a Supplementary Public Report issues or the Commission, upon review of the Registration, issues an order extending the period of this report.

NAME OF PROJECT: ANAPUNI TERRACE

LOCATION: The land submitted to the Regime, approximately 9,375 square feet, is located at 1707 Anapuni Street, Honolulu, Hawaii.

TAX MAP KEY: 2-4-23-38.

ZONING: A-4.

DEVELOPER: G. P. ENTERPRISES, a Hawaii partnership, whose principal place of business and post office address is 1232 Waimanu Street, Honolulu, Hawaii. The general partners are: DAVID L. PANG, DENNIS K. GOTO, C. ROBERT CLARKE, NEAL A. KAWASHIGE, DAVID KAWAHARA, MERRALD K. WAKAZURU, EDWARD K. K. CHANG, MELVIN M. H. CHOY and WALLACE I. S. CHUN.

ATTORNEY REPRESENTING DEVELOPER: Ukishima & Matsubara,  
(Attention: Daniel S. Ukishima), Suite 1748, 190 South King  
Street, Pacific Trade Center, Honolulu, Hawaii, 96813,  
Telephone: 536-1835.

DESCRIPTION: The Declaration of Horizontal Property Regime  
and plans submitted by the Developer indicate that the project  
contains ten (10) apartment units in a one (1) story building,  
constructed principally of reinforced concrete and hollow  
tile block on concrete slab and related allied materials.

The apartments consist of one (1) story each and contain  
five (5) rooms. The apartments are of two (2) types: Type A  
and Type B.

The five (5) Type A apartments are located on the ground floor  
and consist of two (2) bedrooms, kitchen, bathroom and a living/  
dining area, and contain approximately 520 square feet. Type  
A apartments also have a lanai of approximately 212 square feet.

The five (5) Type B apartments are located on the second floor  
and consist of two (2) bedrooms, kitchen, bathroom and a living/  
dining area and contain approximately 572 square feet.

The respective apartments shall not be deemed to include the  
undecorated or unfinished surfaces of the perimeter walls or  
interior load-bearing walls, the floors and ceilings surround-  
ing each apartment or any pipes, wires, conduits, or other  
utility lines running through such apartment which are utilized  
for or serve more than one apartment, the same being deemed  
common elements as hereinafter provided. Each apartment shall  
include its respective entry and lanai, if any, shown on  
said Condominium File Plan. Each apartment shall be deemed  
to include all the walls and partitions which are not load-  
bearing within its perimeter walls, the inner decorated or  
finished surfaces of all walls, floors and ceilings, and the  
fixtures originally installed therein, including built-in  
range-oven, disposal, and refrigerator.

COMMON ELEMENTS: One freehold estate is hereby designated  
in all of the remaining portions and appurtenances of the  
Project, herein called the "common elements", including  
specifically, but not limited to:

- (a) Said land in fee simple;
- (b) All foundations, floor slabs, columns, girders,  
beams, supports, unfinished perimeter and load-bearing walls,  
roofs, and walkways around and in said building;
- (c) All yards, grounds, landscaping, mail boxes, refuse  
facilities, and like facilities;

(d) All driveway and parking areas;

(e) All ducts, sewer lines, electrical equipment, pipes, wiring, and other central and appurtenant transmission facilities, over, under and across the Project which serve more than one apartment, for services including sewer, power, light, water, gas, refuse, telephone and radio and television signal distribution;

(f) Any and all other apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, maintenance or safety, or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called and designated "limited common elements", are hereby set aside and reserved for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

(a) AUTOMOBILE PARKING SPACES. One (1) automobile parking space per apartment so designated on said Condominium File Plan by the number corresponding to the number of each apartment shall be appurtenant to and for the exclusive use of such apartment, with which the same are conveyed upon the initial conveyance by lease; provided, however, that each apartment shall always have at least one (1) parking space appurtenant to it but, otherwise, any automobile parking space easement may be transferred from apartment to apartment in the Project, but shall always be appurtenant to one (1) of the apartments in the Project.

(b) Lanais, if any, for the ground floor apartments shall be for their exclusive use and enjoyment.

(c) All other common elements of the Project which are rationally related to less than all of said apartments shall be limited to the use of such apartments.

COMMON INTEREST: Each apartment shall have appurtenant thereto a ten per cent (10%) undivided percentage interest in all common elements of the Project and the same proportionate share in all common profits and expenses of the Project and shall have the same percentage interest for voting purposes.

USE: The apartments shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and for no other purpose. The apartments shall not be rented for transient or hotel purposes, which are defined as (a) rental for any period less than 30 days, or (b) any rental in which the occupants of the apartment are provided customary hotel services such as room service for food and beverage, maid service,

laundry and linen or bellboy service. Except for such transient or hotel purposes the owners of the respective apartments shall have the absolute right to lease such apartments subject to all provisions of this Declaration.

OWNERSHIP OF TITLE: The Preliminary Report by First American Title Company of Hawaii, Inc., dated July 8, 1975, states that title to the property is vested in CHUN CHIN ENTERPRISES, INC., a Hawaii corporation. By Master Lease dated September 15, 1975, recorded in the Bureau of Conveyances in Liber 10910, Page 174, the property was leased to the Developer.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report dated July 8, 1975, issued by First American Title Company of Hawaii, Inc. provides that the following are encumbrances against title to the property:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent No. 5704.
2. For any taxes due and owing, reference is made to the office of the tax assessor, First Division.

NOTE: The Developer advises that there is a balance owing to CHUN CHIN ENTERPRISES, INC. from Developer on the contract to purchase in the sum of \$385,000.00 which sum shall be paid prior to closing of sales to the individual units.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated September 11, 1975, between First American Title Company of Hawaii, Inc., as "Escrow", and the Developer has been filed with the Commission. On examination, the executed Escrow Agreement, as well as the specimen Purchase Agreement, filed with the Commission is found to be in compliance with Chapter 514, Hawaii Revised Statutes, and specifically Section 514-35 through 514-40, Hawaii Revised Statutes.

It is incumbent upon the purchaser and prospective purchaser to read and understand the Escrow Agreement before signing the Purchase Agreement, since the Escrow Agreement prescribes the procedure for receiving and disbursing purchaser's funds.

MANAGEMENT OF PROJECT: The Declaration and the By-Laws which are incorporated in the Declaration provide that the operation of the Project shall be conducted for the Association of Apartment Owners under the direction of the Board of Directors by a responsible managing agent. No managing agent has been selected as of yet, however, Developer shall act as Managing Agent for service of process.

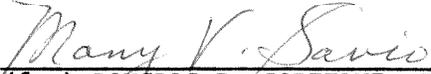
STATUS OF PROJECT: The Developer has advised that the building has been completed since on or about February 9, 1959, and has been used since that time as rental units as evidenced by the Notice of Completion filed with the Commission. The Developer further advises that the building has been renovated and that renovations have been completed.

NOTE: The building is a nonconforming structure defined as any structure which was previously lawful but which does not comply with the bulk, yard, set-back or height regulations of the district in which it is located.

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The 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 September 19, 1975.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 809 filed with the Commission on September 19, 1975. This report when reproduced shall be a true copy of the Commission's Public Report. The paper used in making facsimiles must be white.

  
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(for) DOUGLAS R. SODETANI, Chairman  
Real Estate Commission  
State of Hawaii

Distribution:

Department of Taxation  
Bureau of Conveyances  
Planning Commission, City and County of Honolulu  
Federal Housing Administration  
Escrow Agent

Registration No. 809

September 24, 1975