

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
KUPONO HALE
2671 A-Q Anuu Place, Honolulu, Hawaii
REGISTRATION NO. 848

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: May 25, 1976
Expires: June 25, 1977

SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MARCH 4, 1976, AND ADDITIONAL MATERIAL SUBSEQUENTLY FILED AS OF MAY 7, 1976.

THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT (CHAPTER 514, HAWAII REVISED STATUTES)

1. Kupono Hale is a proposed fee simple condominium project consisting of seventeen (17) apartment units in seventeen (17) free-standing buildings. Parking is available for each unit either adjacent to, in basement areas or in adjacent garages.
2. The Declaration and other information submitted by Developer indicates that purchasers will receive a fee simple interest by way of an apartment deed issued directly by the fee owner.
3. The Developer of the Project has filed all documents and materials deemed necessary by the Commission for the registration of this condominium project and the issuance of the Final Public Report.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners and a copy of Approved Floor Plans) have been filed in the office of the recording officer. The Declaration of Horizontal Property Regime, together with the By-Laws of the Association of Dwelling Owners attached thereto was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 11393, pages 40-77 and Condominium Map No. 457 has been designated to the project by said office.
5. Advertising and promotional matter required to be filed pursuant to the rules and regulations promulgated by the Commission has been submitted.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.
7. This Final Public Report is made a part of the registration of the KUPONO HALE condominium project. The Developer has the responsibility of placing a true copy of this Final Public Report (white paper stock) and the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers.

Securing a signed copy of the receipt for this Final Public Report and the Preliminary Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

8. This Final Public Report automatically expires thirteen (13) months after date of issuance, May 25, 1976 unless a Supplementary Public Report issues or the Commission upon review of registration issues an order extending the effective period of this report.
9. The information declared in the Preliminary Report issued March 25, 1976 in the following categories have not been changed: name of Project, location, Tax Map Key, zoning, Developer, attorney representing owner, description of Project, common elements, limited common elements, interest to be conveyed to purchaser, restrictions as to use, purchase money handling and management of Project.

DESCRIPTION OF DWELLINGS. The information declared in the Preliminary Report issued March 25, 1976 under this category remains the same except for paragraph 8 which should read as follows:

"8. Type (G) Dwelling. Dwelling N designated hereinabove as Type (G) is two (2) stories and contains eight (8) rooms, consisting specifically of three (3) bedrooms, one and one-half (1½) bathrooms, a living room, kitchen and laundry room. The dwelling has a floor area of approximately 1,152 square feet and a concrete basement for parking.

OWNERSHIP OF TITLE. The developer has filed with the Commission a Title Report dated April 23, 1976, prepared by Hawaii Escrow & Title, Inc. which verifies that fee title to the land is vested in Anuu Associates, a Joint Venture consisting of William R. Farley Associates, Pty., Ltd., a Hawaii corporation and Braco, Limited, a Hawaii corporation.

ENCUMBRANCES AGAINST TITLE. The Preliminary Title Report dated April 23, 1976 prepared by Hawaii Escrow and Title, Inc., lists the following encumbrances:

1. The reservation in favor of the State of Hawaii of all mineral or metallic mines of every description.
2. GRANT in favor of THE CITY AND COUNTY OF HONOLULU, granting an easement for the construction, operation and main-

tenance of a water supply system and its appurtenances, through, under, over and across a portion of land as set forth in that certain Grant dated July 19, 1934 and recorded July 23, 1934 in Liber 1248, Page 43.

3. GRANT in favor of the HAWAIIAN ELECTRIC COMPANY, LIMITED (NOW KNOWN AS HAWAIIAN ELECTRIC COMPANY, INC.) and HAWAIIAN TELEPHONE COMPANY, granting an easement for utility purposes over and across a portion of land as set forth in that certain Grant dated November 2, 1955 and recorded November 15, 1955 in Liber 3036, Page 442.

4. Financing Statement executed by Anuu Associates, in favor of State Savings and Loan Association, recorded April 7, 1976 in Liber 11338, Page 461.

5. MORTGAGE executed by ANUU ASSOCIATES in favor of STATE SAVINGS AND LOAN ASSOCIATION, dated April 6, 1976, and recorded in Liber 11338, Page 472.

6. MORTGAGE executed by ANUU ASSOCIATES, in favor of IMPERIAL FINANCE CORPORATION, dated March 30, 1976, and recorded in Liber 11338, Page 508.

7. For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, first division.

8. Assessments or charges levied by Municipal or Governmental Authority or imposed by any other lawfully constituted body authorized by Statute to assess, levy and collect the same, if any.

STATUS OF PROJECT. The Developer has advised the Commission that the Project was completed in 1963 and has been used since such time for single family residential purposes.

NOTE: The use is a non-conforming use of land as defined under Section 21-110 Revised Ordinances. The term non-conforming use of land is defined as any use of a zoning lot which was previously lawful but which does not conform to the applicable use regulations of the district in which it is located, either on the effective date of this Chapter or as a result of any subsequent amendment thereto; provided that the foregoing shall include a nonconforming use of structure with a replacement cost of not more than \$2,500, or a combination of structures with a total replacement cost of not more than \$10,000.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Owner in the required Notice of Intention submitted March 4, 1976, and additional material subsequently filed as of March 24, 1976 and May 7, 1976.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 848, filed with the Commission on March 4, 1976. 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.


MEMBER, 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

Registration No. 848
May 25, 1976