

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

AOKI AND MIYASAKI APARTMENTS
1743-1747 Young Street
Honolulu, Hawaii

REGISTRATION NO. 946

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: January 23, 1979
Expires: February 23, 1980

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 OCTOBER 28, 1977 AND INFORMATION SUBSEQUENTLY FILED ON JANUARY 19, 1979. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514A OF THE HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Report of February 16, 1978 on AOKI AND MIYASAKI APARTMENTS, Registration No. 946, the Developer has submitted additional information.
2. The Developer has submitted to the Commission all documents deemed necessary for the registration of this condominium project and the issuance of this Final Public Report wherein the construction of the project has been completed.

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

The Declaration of Horizontal Property Regime executed on August 18, 1978 with By-Laws attached, was filed in the Bureau of Conveyances, State of Hawaii on September 13, 1978, in Liber 13136, Page 562. The Bureau has designated Condominium File Plan No. 567 to the project.

4. No promotional and advertising material 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 the Horizontal Property Act, Chapter 514A of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report is made a part of the registration on AOKI AND MIYASAKI APARTMENTS condominium project. The Developer is responsible for placing a true copy of this Final Public Report (white paper stock) and a copy of the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for both Horizontal Property Regime Public Reports from each purchaser and prospective purchaser is also the responsibility of the Developer.
7. This Final Public Report automatically expires thirteen (13) months after date of issuance, January 23, 1979, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

With the exception of the information under the topical headings TAX MAP KEY, ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT, the information in the Preliminary Report remains the same.

TAX MAP KEY: First Division, 2-8-1-70 and 2-8-1-71

ENCUMBRANCES AGAINST TITLE: The Preliminary Report dated December 7, 1977 and updated by Endorsement on August 24, 1978 reflects the following encumbrances:

- (a) Title to all mineral and metallic mines reserved to the State of Hawaii.
- (b) Mortgage in favor of Liberty Bank dated October 7, 1977 recorded in the Bureau of Conveyances in Book 12484, Page 193.
- (c) Financing statement with Liberty Bank as secured party recorded in said Bureau of Conveyances in Book 12484, Page 199.

(d) For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, First Division.

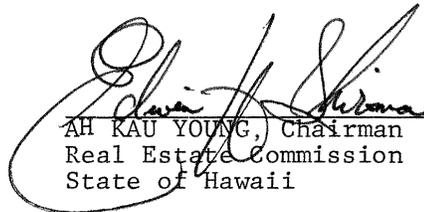
In addition, the property is subject to the aforementioned Declaration, By-Laws and Condominium File Plan, which were recorded on September 13, 1978.

STATUS OF PROJECT: The Developer states that construction of the project was completed on June 30, 1978 as reflected by submission of a copy of the Notice of Completion to the Commission. The apartments have been occupied by the prospective purchasers since the date of completion.

The purchaser or prospective purchaser shall be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted on October 28, 1977, and information subsequently filed on January 19, 1979.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 946, filed with the Commission on October 28, 1977.

The report, when reproduced, shall be a true copy of the Commission's public report. In making facsimilies, the paper stock shall be white in color.

 (for)
AH KAU YOUNG, 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

Registration No. 946

January 23, 1979