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

MANOA VILLAGE (PHASE II)
2939 East Manoa Road
Honolulu, Hawaii

REGISTRATION NO. 973

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 : April 11, 1979
Expires: May 11, 1980

SPECIAL ATTENTION

A comprehensive reading of this report by prospective purchasers 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 FEBRUARY 2, 1978 AND INFORMATION SUBSEQUENTLY FILED AS OF APRIL 4, 1979. THE DEVELOPER, BY NOTIFYING THE REAL ESTATE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report on MANOA VILLAGE (Phase II), Registration No. 973, dated April 5, 1978, the Developer has submitted additional information and requested the Final Public Report on the Project. Such additional information reveals certain changes from the information disclosed in the Preliminary Public Report of the Project.

2. The Developer has submitted to the Commission all documents deemed necessary for the registration of Phase II of the Project and the issuance of this Final Report.

3. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report (yellow paper stock). Securing a signed copy of the receipt for the FINAL HORIZONTAL PROPERTY REGIME PUBLIC REPORT from each purchaser and prospective purchaser is also the responsibility of the Developer.

4. Amendments to the basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners of Manoa Village, and a copy of the Condominium Map) have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii and the Bureau of Conveyances of the State of Hawaii. The Declaration of Horizontal Property Regime dated October 7, 1977, with the By-Laws attached was filed in the Land Court as Document No. 839932 (duly noted on Transfer Certificate of Title No. 201,515) and in the Bureau in Book 12487, Page 297, with (a) Amendment No. 1 dated December 7, 1977, filed as Document No. 849774 and also recorded in Book 12599, Page 794, (b) Amendment No. 2 dated February 7, 1978, filed as Document No. 859548 and also recorded in Book 12713, Page 636, (c) Amendment No. 3 dated June 14, 1978, filed as Document No. 882488 and also recorded in Book 12974, Page 367, and (d) Amendment No. 4 dated March 12, 1979, filed as Document No. 929343 and also recorded in Book 13576, Page 115 (merging Phase II with Phase I).

5. No advertising or promotional matters have been filed pursuant to the rules and regulations promulgated by the Commission.

6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of the Horizontal Property Regimes Act and Rules and Regulations promulgated thereunder.

7. This Final Public Report automatically expires thirteen (13) months after date of issuance, April 11, 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.

The information disclosed under the topical headings of the Commission's Preliminary Public Report dated April 5, 1978, has not changed except for the following:

DESCRIPTION OF PROJECT AND APARTMENTS: Exercising its right to modify the plans for Building "A", which constitutes Phase II of the Project, the Developer notes that Phase II will not be identical to Phase I in appearance. Phase II will have split face concrete block exterior and a different roof (partial monier tile roof on Mansard roof). Unlike Phase I, Phase II apartments will be constructed principally of concrete blocks, with double stud interior walls and accoustical insulation between floors and apartments.

The description of Type "A" apartments, under this topical heading in the Preliminary Public Report dated April 5, 1978 is amended in its entirety as follows:

Apartment A-1 shall be two (2) bedrooms, two (2) baths and shall be located on the second floor of Building "A". It will have one standard parking space situate in a carport which it will share with Apartment "C".

Apartments A-2, A-3 and A-4 shall be three (3) bedrooms, two and one-half (2-1/2) baths and shall have two levels, a first and second floor. Two-car garages each containing two (2) parking spaces is incorporated within the ground floor of Apartments A-2 and A-3. Apartment A-4 will have two (2) appurtenant parking spaces situated in a carport adjacent to this aprtment.

Apartments A-1, A-2 and A-3 will have built-in cabinets, drawers, storage space, stainless steel sink, range/oven, hood, disposal and dishwasher in the kitchen, drapes, carpeting (except for kitchen and baths which will have vinyl asbestos tile), water heater and waterproof lanai wood decking.

Apartment A-4 will contain the same number of rooms and interior amenities described for Apartment A-2 and A-3 with the exception that Apartment 4 will have no lanai.

Entry to Apartment A-1 will be through an enclosed stairway situate on the Ono Street side of Building "A" which will serve this apartment exclusively. An entry way from the interior garage leads into the first floor living area of Apartment A-2.

Entry to A-3 is through an entry foyer off the garage along a concrete walkway leading to this apartment's living/dining room. Entry to A-4 is through an entry door into a foyer off the carport and not through a concrete walkway leading to this apartment's living/dining room.

Gross Living Areas:

Approximate gross living : Apartment A-1: 1,133 square feet

area of residential apartments	(excluding balcony and parking space) Apartment A-2: 1,267 square feet (excluding lanai and parking spaces) Apartment A-3: 1,472 square feet (excluding lanai and parking spaces) Apartment A-4: 1,686 square feet (excluding parking spaces)
Approximate gross area of: balcony or lanai	Apartment A-1: 28 square feet Apartment A-2: 67 square feet Apartment A-3: 67 square feet Apartment A-4: None

Type "C" apartment (commercial). Apartment C will contain approximately 424 square feet and its interior will be improved by the purchaser, the Developer providing only built-in cabinets and counter, stub out plumbing for wet bar sink and water closet, electrical connections and fixtures, and two (2) air conditioning outlets. The use of this apartment will be restricted as set forth in the Declaration. This apartment shall comprise a part of the ground floor of Building "A" and access shall be at the ground level fronting East Manoa Road. One compact parking space will be situate in the carport shared with Apartment A-1.

LIMITED COMMON ELEMENTS: The concrete walkway leading to Apartment A-3 (and not A-4) is a limited common element which shall be appurtenant to and for the exclusive use of this apartment.

INTEREST TO BE CONVEYED TO PURCHASER: While the floor space has changed with respect to Phase II apartments (as a result of permitted changes made by the Developer), the Developer has determined that these changes, relative to the floor space for the entire project (Phases I and II) are not material and that the undivided interest in the common elements remains relatively the same based on the approximate floor areas noted. Therefore, the percent of common interest allocated in the Preliminary Public Report will remain the same.

OWNERSHIP OF TITLE: The preliminary report issued by National Title Corporation on February 21, 1979, assures that the fee simple title to the land on which Phases I and II are located is vested in the Developer as to an undivided fifty percent (50%) interest (representing Developer's Phase II interest).

ENCUMBRANCES AGAINST TITLE: Said preliminary report reflects that the following encumbrances exist:

1. The reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent Nos. 2600 and 6518 (as to Parcel Second only).

2. That certain Mortgage, Security Agreement and Financing Statement dated July 10, 1978, made by

Manoa Village Partners, a registered Hawaii partnership, as Mortgagor, and Servco Financial Corp., a Hawaii corporation, as Mortgagee, filed in the Land Court as Document No. 886273, duly noted on Transfer Certificate of Title No. 201,515, and also recorded in the Bureau in Book 13009, Page 576, to secure the amount of $250,000.00, all according to the terms and provisions of that certain promissory note of the Mortgagor therein referred to. The note secured by said mortgage is guaranteed by Alfred W. F. Kam and Patsy K. Kam, husband and wife, and Jerry D. C. Park and Gladys H. Park, husband and wife, by instrument recorded in the Bureau in Book 13009, Page 581.

3. That certain mortgage dated September 8, 1978, made by said Manoa Village Partners, Alfred Wo Fook Kam and Patsy Kaiawe Kam, husband and wife, as Mortgagor, and Standard Finance Company, Limited, a Hawaii corporation, as Mortgagee, filed in the Land Court as Document No. 897288, duly noted on Transfer Certificate of Title No. 201,515, and also recorded in the Bureau in Book 13134, Page 51, to secure the amount of $93,000.00, all according to the terms and provisions of that certain promissory note of the Mortgagor therein referred to. The note secured by said mortgage is guaranteed by Alfred Wo Fook Kam and Patsy Kaiawe Kam, husband and wife and Jerry Doo Chun Park and Gladys Harue Park, husband and wife, by instrument recorded in the Bureau in Book 13134, Page 56 (also affects Apartment B-2 in Phase I).

4. That certain "Third Mortgage" dated December 26, 1978, made by said Manoa Village Partners, as Mortgagor, and Paradise Finance, Inc., a Hawaii corporation, as Mortgagee, filed in the Land Court as Document No. 915460, duly noted on Transfer Certificate of Title No. 201,515, and also recorded in the Bureau Book 13376, Page 220, to secure the amount of $45,000.00, all according to the terms and provisions of that certain promissory note of the Mortgagor therein referred to.

5. Real property taxes as may be due and owing. For further information, check with the Tax Assessor, First Division.

6. Condominium File Plan No. 316, filed in the Land Court on October 13, 1977, and Condominium Map No. 517, filed in the Bureau on October 13, 1977, both which relate to Phase I, as amended on March 28, 1979 (to incorporate Phase II).

7. The covenants, agreements, obligations, conditions and other provisions set forth in the Declaration of Horizontal Property Regime dated October 7, 1977, filed in the Land Court as Document No. 839932, and also recorded in the Bureau in Book 12487, Page 297, and the By-Laws attached thereto, to which reference is hereby made, as amended by

instruments dated December 7, 1977, February 7, 1978, June 14, 1978 and March 12, 1979, filed and recorded as Document No. 849774 (Book 12599/Page 794), Document No. 859548 (Book 12713/Page 636), Document No. 882488 (Book 12974/Page 367) and Document No. 929343 (Book 13576/Page 115), respectively.

FINANCING OF PROJECT: The Developer has obtained a loan from SERVCO FINANCIAL CORP., the proceeds of which are available to pay the costs required to complete construction of Phase II.

STATUS OF PROJECT: The Developer discloses that it has entered into a contract for the construction of Phase II of the Project with R. M. Ochi Contractor, Ltd., a Hawaii corporation, dated May 10, 1978.

Construction commenced in June, 1978, and the estimated date of completion is May, 1979. Approximately 65% of Phase II has been completed as of April 1, 1979.

Industrial Indemnity Company is surety for the contractor under a Performance Bond and Labor and Material Payment Bond. The obligee is the Developer.

The specifications for the construction of Phase II, dated April, 1978, and as revised in August, 1978, prepared by James Tsugawa & Associates, Inc., architect, made a part of the construction contract between the Developer, as Owner, and R. M. Ochi Contractor, Ltd., as Contractor, dated May 30, 1978, provides that the Contractor shall guarantee the materials incorporated into the work for a period of at least one year from the date the Certificate of Occupancy is issued by the City and County of Honolulu.

NEED TO CLARIFY BOUNDARIES FOR THE PROJECT: The Developer discloses that it has discovered an ambiguity in the description of the Project's boundary which runs along Manoa Stream in that the first Map filed with the Land Court, describing said boundary, does not agree with the last filed Map. The Developer assures all purchasers of the Project that this ambiguity will be clarified and resolved by the Developer, either by agreement with the State of Hawaii (which owns the stream) or by formal petition to the Land Court. Having had discussions with the State, the Developer foresees no obstacle to resolving this ambiguity.

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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 February 2, 1978, and information subsequently filed as of April 4, 1979.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 973 filed with the Commission on February 2, 1978.

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.

Mary V. Davis (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
Escrow Agent
Federal Housing Administration

Registration No. 973

April 11, 1979