

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

KAUALANA MANOR I
1941 Church Lane
Honolulu, Hawaii

Registration No. 975

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 19, 1978
Expires: June 19, 1979

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 FEBRUARY 6, 1978, AND INFORMATION SUBMITTED AS OF MAY 15, 1978. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Report on KAUALANA MANOR I, Registration No. 975, dated March 14, 1978, the Developer has prepared and forwarded additional information to that filed in the February 6, 1978, submittal.
2. The Developer has submitted to the Commission all documents deem necessary for the registration of the condominium project and the issuance of this Final Public Report.

3. This Final Public Report is made a part of the registration on the Kaulana Manor I condominium Project. The Developer is responsible for placing this Final Public Report (White Paper Stock) in the hands of all purchasers and prospective purchasers including those receiving the Preliminary Public Report (Yellow Paper Stock). Securing a signed copy of the receipt for both reports from each purchaser and prospective purchaser is also the responsibility of the Developer.
4. Advertising and promotional matter will be submitted pursuant to the rules and regulations promulgated by the Commission.
5. 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 April 18, 1978, with the By-Laws attached was recorded in the Bureau of Conveyances of the State of Hawaii, in Liber 12868, Page 515. The Bureau of Conveyances has designated Condominium Map No. 540 to the project.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A Hawaii Revised Statutes and the rules and regulations promulgated thereunder which relate to the Horizontal Property Regime Act.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, May 19, 1978, unless a Supplementary Public Report is issued or the Commission upon review of the registration issues an order extending the effective period of this report.

The information in the topical headings of the Preliminary Public Report with the exceptions of OWNERSHIP, ENCUMBRANCES AGAINST TITLE, and HOUSE RULES have not been disturbed.

OWNERSHIP: The Certificate of Title by Long & Melone, Ltd., dated April 3, 1978, states that title to the property is vested in Hiram K. Kamaka, unmarried. The Certificate of Title states that the developer acquired ownership by Deed of Clarence O. Furuya dated April 3, 1978 recorded in the Bureau of Conveyances of the State of Hawaii in Book 12806, Page 218, and indicates that Lona L. Furuya released dower.

ENCUMBRANCES AGAINST TITLE: Said Certificate of Title issued by Long & Melone, Ltd., dated April 3, 1978, reports that title to the land is subject to the following:

1. Title to all mineral and metallic mines reserved to the State of Hawaii.
2. Restriction of abutters rights of access into and from Kapiolani Boulevard as set forth in Deed dated May 5, 1967, recorded in said Bureau of Conveyances in Book 5678, Page 444.

3. MORTGAGE
 - Mortgagor : Hiram K. Kamaka
 - Mortgagee : State Savings & Loan Association
 - Dated : March 29, 1978
 - Recorded in the Bureau of Conveyances in
Book 12806, Page 223
 - To Secure : \$2,350,000.00
4. FINANCING STATEMENT
 - Debtor : Hiram K. Kamaka
 - Secured Party : State Savings & Loan Association
 - Recorded in said Bureau of Conveyances in
Book 12806, Page 258
5. MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT
 - Mortgagor : Hiram K. Kamaka, unmarried
 - Mortgagee : Amfac Financial Corp., a Hawaii
corporation
 - Dated : March 28, 1978
 - Recorded in said Bureau of Conveyances in Book 12806,
Page 262
 - To Secure : \$190,000.00
6. For any taxes due and owing, reference is made to the Office of the Tax Assessor, first division.
7. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

NOTE: Items 7 and 8 will not be included in policy provided an up-to-date survey and surveyor's report are furnished and personal inspection of the premises discloses no adverse matters.

HOUSE RULES: Each purchaser and prospective purchaser is advised to read with care the proposed House Rules which provides in part: 1) that adult occupancy is limited to residential purposes for not more than three (3) persons per apartment, and 2) that one (1) pet per unit shall be allowed or kept in any part of the project without the prior written consent of the Board of Directors.

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 February 6, 1978 and information subsequently filed as of May 15, 1978.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 975 filed with the Commission on February 6, 1978.

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.

(for) *Mary K. Savio*
AH KAU YOUNG, 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. 975

May 19, 1978