

# 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  
NANI KOOLAU  
46-232 Kahuhipa Street  
Kaneohe, Hawaii

REGISTRATION NO. 989

### **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 29, 1978  
Expires: October 29, 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 APRIL 6, 1978, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF SEPTEMBER 26, 1978. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of April 28, 1978, on Registration No. 989, NANI KOOLAU, the Developer, has provided additional information which is deemed material.

2. The Developer has filed with the Commission all documents required for issuance of this Final Public Report. The Declaration and the Bylaws for the Project have been filed with the Assistant Registrar of the Land Court of the State of Hawaii, as Document No. 895277, noted on Transfer Certificate of Title No. 171,012 issued to the Trustees under the Will and of the Estate of Bernice Pauahi Bishop. The Condominium Map filed with the foregoing Declaration and Bylaws is designated as Map No. 338.
3. Advertising and promotional matter have been submitted pursuant to the rules and regulations promulgated by the Commission.
4. 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 Horizontal Property Regimes.
5. The Developer is responsible for placing this Final Public Report (white paper stock) and the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers, and securing therefrom a signed receipt for both reports.
6. This Final Public Report automatically expires thirteen (13) months from date of issuance, September 29, 1978, unless a Supplementary Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

Except for information contained under the following topical headings, the information in the Preliminary Report remains undisturbed. Only the changes are noted under the topical headings below.

DESCRIPTION: The size of the Type A apartments has been reduced from the 857 square feet shown in the Preliminary Report, to 832 square feet as shown in the Declaration as filed. The reduction in size is attributable to a reduction in the size of the lanai area from 75 square feet to 50 square feet. The area of the lanai has been included in the square footage area of the Type A apartments, although the lanai area is not strictly under roof. Also, the Condominium Map filed reflects the following changes:

- (1) A full sized parking stall, designated Stall No. 86, has been designated in the space formerly occupied by the trash enclosure shown in the westerly parking lot. The trash enclosure has been moved to the southwest boundary of said parking lot.
- (2) A six-foot high wooden fence, running along the southwest boundary of the lot has been depicted, which fence will replace the hedges or other barrier planting originally shown.

- (3) The 4' 6" wooden fence adjacent to Building D has been changed to a 5' high wooden fence, and windows have been added to the lower floor recreational area shown in Building D.
- (4) There has been a window added and certain slab modifications effected to all Type A apartments as shown on the Type A apartment typical drawing.
- (5) The bulk storage cabinets shown as part of the recreational Building D plans have been removed; hence, there is only bulk space storage, and no cabinets in this area.

COMMON ELEMENTS: Certain guest parking stalls have been designated which now constitute a portion of the common elements of the Project. These guest parking stalls, which are stalls designated for use by compact-sized automobiles, are as follows: stalls numbered 1, 2, 30, 31, 44, 45, 46, and 47. The outer faces of all wooden fences of other barriers enclosing the yards, which are shown on the Condominium Map as appurtenant to and which are included as part of the description of the Type A apartments, are reflected as common elements.

LIMITED COMMON ELEMENTS: The parking stalls have been allocated among the various apartments, to which the use thereof constitutes a limited common element. The parking stall allocation set forth in Exhibit C to the Declaration is as follows:

<u>Apt. No.</u>	<u>Stall No.</u>	<u>Apt. No.</u>	<u>Stall No.</u>	<u>Apt. No.</u>	<u>Stall No.</u>
A101	75	C102	41	E103	85
A102	76	C103	42	E104	23, 5
A103	77	C104	43	E201	15
A201	78, 32*	C105	58	E202	16
A202	79, 74	C201	57	E203	29
A203	30	C202	56	E204	23
A204	81	C203	55	E205	27
A205	82	C204	54	E206	26
A206	83	C205	53	E207	25
B101	59	C206	52	E208	24
B102	60	C207	51	F101	17
B103	61	C208	50	F102	18
B104	62	C209	49	F103	19
B201	63, 70	C210	48	F104	20
B202	64, 71	D201	34	F201	7, 3
B203	65, 72	D202	35	F202	8, 4
B204	66, 73	D203	36	F203	9, 6
B205	67	D204	37	F204	10, 86
B206	68	D205	38	F205	11
B207	69	D206	39	F206	12
B208	84	E101	21	F207	13
C101	40	E102	22	F208	14

\* For use by compact-sized automobiles.

The Developer no longer retains the right to sell extra parking stalls to apartment purchasers, since all parking stalls have been allocated. In order to acquire a parking stall other than as shown in the foregoing allocation, an apartment purchaser will be required to negotiate with the owner of an apartment having as an appurtenance thereto more than one stall, and the requisite amendment to the Declaration will be required to be made.

ENCUMBRANCES AGAINST TITLE: The Land Court Letter prepared by Long & Melone, dated September 6, 1978, shows that in addition to the encumbrances shown in the Preliminary Public Report, the land is now subject to all covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, limitations of title, and all other provisions contained in or incorporated by reference in the Declaration of Horizontal Property Regime and Bylaws attached thereto dated August 16, 1978, filed as aforesaid as Document No. 895277, Condominium Map No. 338, and any other instrument creating the estate or interest therein set forth as allied with, referred to or in any of the aforesaid instruments.

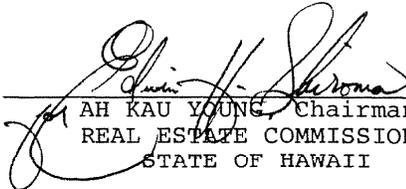
FINANCING OF THE PROJECT: The Developer has obtained a firm commitment for permanent mortgages on individual apartment units from International Savings and Loan Association, Limited. The Developer has further indicated its intent to extend secondary financing, secured by second mortgages on the apartment units sold, to qualified purchasers at terms, and subject to conditions which will be subsequently negotiated between the Developer and the individual qualified purchasers desiring secondary financing. The Developer has also indicated its intent to sell apartment leases to purchasers thereof under Agreements of Sale, should market conditions warrant subject to terms to be subsequently negotiated.

STATUS OF THE PROJECT: Construction of the Project is anticipated to be completed as of the end of September, 1978.

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The purchaser or prospective purchaser should be aware of the fact that this final public report presents information disclosed in the required Notice of Intention submitted April 6, 1978, and information subsequently filed as of September 26, 1978.

This FINAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 989 filed with the Commission on April 6, 1978.

This report when reproduced should be a true copy of the Commission's public report. The paper stock used in making facsimiles must be white.

  
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AH KAU YOUNG, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:  
Department of Taxation  
Planning Department, City  
and County of Honolulu  
Escrow Agent  
Federal Housing Administration

Registration No. 989  
September 29, 1978.