

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
MANOA ESTATES  
3577 Pinao Street  
Honolulu, Hawaii

REGISTRATION NO. 1097

### **This Report Is Not an Approval or Disapproval of This Condominium Project**

It was prepared as a supplement to an earlier Report dated \_\_\_\_\_ issued  
by the Real Estate Commission on the above 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 Condo-  
minium 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: August 21, 1979

Expires: May 16, 1980

### SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal require-  
ments 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 27, 1979, AND SUBSEQUENT INFORMATION FILED  
AS OF MARCH 27, 1979, AND JULY 26, 1979. INSPECTION OF THE PREMISES  
WAS MADE BY THE STAFF OF THE DEPARTMENT OF REGULATORY AGENCIES ON  
APRIL 3 AND 4, 1979. THE PURPOSE OF THIS SUPPLEMENTARY HORIZONTAL  
PROPERTY REGIMES PUBLIC REPORT IS TO DISSEMINATE ADDITIONAL INFORMATION  
GATHERED BY THE COMMISSION SUBSEQUENT TO THE ISSUANCE OF ITS PRELIMINARY  
HORIZONTAL PROPERTY REGIMES PUBLIC REPORT ISSUED ON APRIL 16, 1979.

1. This Supplemental Report has been issued pursuant to a Court Order  
entered in the case of John Mullins, et al. vs. Ah Kau Young, et al.,  
Civil No. 57694.

2. This Supplementary Public Report is made a part of the registration of the Manoa Estates condominium project. The Developer is responsible for placing a true copy of this Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers along with a true copy of the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt of this Supplementary Public Report as well as the Preliminary Public Report previously issued, is also the responsibility of the Developer.
3. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes and the condominium rules and regulations which relates to horizontal property regimes.
4. This Supplementary Public Report automatically expires May 17, 1980, unless another Supplementary Public Report is issued, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

Only the following information under the heading of Status of Project has been altered, and only to the extent indicated below. Otherwise, the information given in the Preliminary Public Report still applies.

STATUS OF PROJECT:

A complaint in the matter of John Mullins, et al. vs Ah Kau Young, et al., Civil No. 57694, was filed in the First Circuit Court, Circuit Court, State of Hawaii. On June 8, 1979, a hearing was held in the matter on the State's Motion to Dismiss and on Appellant's Motion for Preliminary Injunction. The Court denied the motion to dismiss and issued a preliminary injunction. The specifics relative to the injunction are as follows:

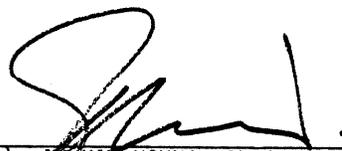
1. That all sales by Manoa Partners be suspended pending issuance of this Supplemental Public Report by the Real Estate Commission (hereinafter referred to as REC);
2. That the REC's Supplemental Report state the following:
  - a. That an Environmental Impact Statement may have to be filed.
  - b. That questions as to the subdivision laws have been raised.
  - c. That twelve units have been questioned as violating State conservation laws and that a decision is forthcoming from the Department of Land and Natural Resources and that buyers of any of these twelve units be informed that the unit purchased is one of the twelve units in question.
  - d. That the foregoing are issues which may be or have been raised before other governmental agencies and, action may or may not be taken by these agencies. Agency action could affect the sale and/or purchase of some or all of the units.
3. Upon the issuance of a Supplementary Public Report, the Developer may again proceed with sales of all of the units.

At its meeting on July 22, 1979, The Department of Land and Natural Resources determined, inter alia, that ten structures (Building Nos. 15, 16, 21, 22, 23, 24, 25, 26, 28 and 29) lie partially or entirely within conservation district without the Department of Land and Natural Resources' approval; that retaining walls surrounding or partially surrounding structures 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, and 29 lie partially or entirely within conservation

district without the Department of Land and Natural Resources' approval; that access to structures 15, 16, 17, 18, 22, 23, 24, 25 and 26 lie either partially or entirely within conservation district without the Department of Land and Natural Resources' approval; that detached carports next to structures 25, 26, 27, 28 and 29 lie either partially or entirely within conservation district without the Department of Land and Natural Resources' approval; and that a concrete drainage ditch lies either partially or wholly within conservation district. It is the opinion of the Department of Land and Natural Resources that there is a violation of Chapter 181, HRS and the Department of Land and Natural Resources has requested that the Department of the Attorney General prosecute the violation and to seek fines for the alleged violation and to seek removal of all structures, retaining walls, access, detached carports and the concrete drainage ditch that lie within the State's conservation district.

-----  
This Supplementary Horizontal Property Regimes Public Report is issued in compliance with the Order issued by the First Circuit Court on July 26, 1979. This report is made a part of Registration No. 1097 filed with the Commission on February 27, 1979.

This report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimilies must be pink.

  
-----  
(for) KAU YOUNG, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:  
Department of Taxation  
Bureau of Conveyances  
Planning Department, City & County of Honolulu  
Federal Housing Administration  
Escrow Agent

Registration No. 1097

August 21, 1979

