

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

ANAPUNI MANOR
1714 Anapuni Street
Honolulu, Hawaii

REGISTRATION NO. 1288

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

It was prepared as a supplement to an earlier Report dated April 24, 1980 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 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: November 6, 1980
Expires: May 24, 1981

SPECIAL ATTENTION

A comprehensive reading of this report by the purchaser or prospective purchaser 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 14, 1980 AND INFORMATION SUBSEQUENTLY FILED NOVEMBER 3, 1980. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND BY SUBMITTING ADDITIONAL INFORMATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514-A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report on Registration No. 1288, dated April 24, 1980, the Developer has submitted additional information reflecting material changes which have been made in the documents for the project.

2. The Developer of the project has filed all documents and materials deemed necessary by the Commission for the registration of this condominium project and the issuance of this Supplementary Public Report.

3. The basic documents (amended Declaration of Horizontal Property Regime and By-Laws of the Association of Apartment Owners) have been recorded in the Bureau of Conveyances of the State of Hawaii.

The First Amendment of Declaration of Horizontal Property Regime, dated October 1, 1980, was recorded in Liber 14040, Page 23.

4. No advertising and promotional matter 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 Chapter 514-A, Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

6. This Supplementary Public Report expires on May 24, 1981, unless the Commission upon review of the registration, issues an order extending the effective period of this report.

7. This Supplementary Public Report is made a part of the registration of ANAPUNI MANOR condominium project. The Developer is responsible for placing this Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers together with the Final Public Report (white paper stock). Securing a signed copy of the Receipt for both Horizontal Property Regime Public Reports and Disclosure Abstract from each purchaser and prospective purchaser is also the responsibility of the Developer.

All topical headings as set forth in and contained in the Final Public Report shall continue to be effective as so set forth in said Final Public Report, except for the topical headings entitled: DEVELOPER, APARTMENT TYPES, USE, OWNERSHIP, ENCUMBRANCES AGAINST TITLE, PURCHASE MONEY HANDLING, and MANAGEMENT AND OPERATIONS, which are hereinafter set forth:

DEVELOPER: ANAPUNI ASSOCIATES, a registered Hawaii partnership, whose principal place of business is 800 South Bereania Street, Honolulu, Hawaii, 96813, and whose mailing address is P. O. Box 3805, Honolulu, Hawaii, 96812, and whose telephone number is 533-3769, is now the Developer of Anapuni Manor.

The principals of the partnership are Town Development Corporation, a Hawaii corporation, 1311 Kapiolani Boulevard, Honolulu, and ISL Services, Inc., a Hawaii corporation, 36 South King Street, Honolulu.

APARTMENT TYPES: The third paragraph ONLY has been revised to read as follows:

"Apartment types "A", "AR", "B", "B-1", and "C" are furnished with wall to wall carpeting in the living room-dining room area, bedroom, and hallway. The kitchen and bathroom floors are tiled with vinyl. The living room-dining room and bedrooms are furnished with drapes. Every other aspect of the furnishings of all of the apartments are similar."

USE: In addition to the information under this topical heading in the Final Public Report, the revised House and Grounds Rules provide that "(n)o livestock, poultry, rabbits, or other animals, whether or not domesticated and/or kept as household pets, whatsoever shall be allowed or kept in any apartment within common elements, and/or areas, or in any part of the project by any apartment owner, occupant, or guest of either apartment owner or occupant".

OWNERSHIP: According to a Policy of Title Insurance of Lawyers Title Insurance Corporation, issued on September 5, 1980, by Long & Melong, Ltd., a Hawaii corporation, title to the land committed to the project is now vested in ISL Services, Inc., a Hawaii corporation.

NOTE: By letter dated October 30, 1980 to the Commission, an officer of ISL Services, Inc. confirms that pursuant to the terms of the joint venture agreement with Town Development Corporation, they have contributed the fee simple property known as Anapuni Manor to Anapuni Associates, the developer, and will convey the apartment units in the project to unit purchasers.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Title Report also reflects that the following items encumber the Limited Common Elements, the apartments, and Common Elements:

1. Reservation of all mineral and metallic mines to the State of Hawaii.
2. Real property taxes that are due and owing: Reference is made to the Office of the Tax Assessor, First Division.
3. Mortgage, dated August 18, 1972, for \$270,000.00, in favor of Amfac Financial Corporation, a Hawaii corporation, recorded in said Bureau of Conveyances in Liber 8520, Page 188 (hereinafter called "Blanket Mortgage"); which said Mortgage was assigned to Walla Walla Federal Savings and Loan Association, a Federal corporation, now known as Frontier Federal Savings and Loan Association, a Federal corporation, by Assignment of Mortgage, dated August 18, 1972, recorded in said Bureau of Conveyances in Liber 8520, Page 196.

4. Second Mortgage, dated September 5, 1980, for \$615,000.00, in favor of Kazuo Totoki, Limited, a Hawaii corporation, recorded in said Bureau of Conveyances in Liber 14964, Page 538 (also hereinafter called "Blanket Mortgage").

5. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, limitations on title, and all other provisions contained in Declaration of Horizontal Property Regime and By-Laws attached thereto dated April 7, 1980, recorded in said Bureau of Conveyances in Liber 14655, Page 209, Condominium Map designated No. 716.

SPECIAL NOTICE: FRONTIER FEDERAL SAVINGS AND LOAN ASSOCIATION AND KAZUO TOTOKI, LIMITED BOTH HAVE AGREED TO FRACTIONALIZE SAID BLANKET MORTGAGE INTO SIXTEEN (16) SEPARATE AND INDIVIDUAL APARTMENT MORTGAGES. EACH APARTMENT SHALL THEREFORE HAVE THE EQUIVALENT OF ONE-SIXTEENTH (1/16TH) MORTGAGE BALANCE.

PURCHASE MONEY HANDLING: A new Escrow Agreement, dated October 1, 1980, has been executed and a copy of same has been filed with the Commission. The Escrow Agent is Title Guaranty Escrow Services, Inc., a Hawaii corporation. Upon examination, the Specimen Deposit Receipt and Sales Contract and the executed Escrow Agreement are found to be consonant with Chapter 514-A, Hawaii Revised Statutes, and particularly Sections 514A-39, 514A-40(6), and 514A-63 through 514A-66, inclusive.

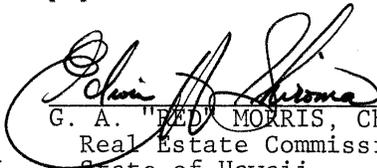
MANAGEMENT AND OPERATIONS: The By-Laws of the Association of Apartment Owners vest the Board of Directors with the powers and duties necessary for the administration of the affairs of the project. The initial managing agent selected by the Developer has been changed to National Mortgage and Finance Company, Ltd., a Hawaii corporation, whose principal place of business and post office address is 1022 Bethel Street, Honolulu, Hawaii, 96813, Telephone No. 531-1311.

The purchaser or prospective purchaser shall be cognizant of the fact that this Supplementary Public Report represents information disclosed by the Developer in the required Notice of Intention submitted April 14, 1980, and additional information subsequently filed as of November 3, 1980.

This is a SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT which is made a part of REGISTRATION NO. 1288, filed with the Commission on April 14, 1980. This report when reproduced shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be pink.

DISTRIBUTION:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY
AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

 (for)
G. A. "FED" MORRIS, Chairman
Real Estate Commission
State of Hawaii

REGISTRATION NO. 1288

DATED: November 6, 1980