

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
ANAPUNI MANOR  
1714 Anapuni Street  
Honolulu, Hawaii

REGISTRATION NO. 1288 (Conversion)

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

It was prepared as a supplement to ~~an~~ earlier Report<sup>s</sup> dated <sup>April 24, 1980 and</sup> ~~November 6, 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: October 1, 1982  
Expires: June 2, 1983

### 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 AS OF SEPTEMBER 24, 1982. 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 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report on Registration No. 1288, dated April 24, 1980, and the Commission's Supplementary Public Report dated November 16, 1980 and its extension thereof, the Developer has submitted additional information reflecting material changes which have been made in the documents for the project.

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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 Second Supplementary Public Report.

3. The basic documents (Declaration of Horizontal Property Regime and By-Laws of the Association of Apartment Owners) have been recorded at the Bureau of Conveyances of the State of Hawaii in Liber 14655, Page 309. A copy of the floor plans and elevations has been filed in said Bureau as Condominium Map No. 716.

The First Amendment of Declaration of Horizontal Property Regime, dated October 1, 1980, was recorded in Liber 15040, Page 23.

The Second Amendment to Declaration of Horizontal Property Regime, dated September 2, 1981, was recorded in Liber 15816, Page 778.

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 514A, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

6. This Second Supplementary Public Report expires on June 2, 1983, unless the Commission upon review of the registration, issues an order extending the effective period of this report.

7. This Second Supplementary Public Report is made a part of the registration of ANAPUNI MANOR condominium project. The Developer is responsible for placing this Second Supplementary Public Report (pink paper stock), and the updated Disclosure Abstract, together with the Final Public Report (white paper stock) and First Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for all Horizontal Property Regimes 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 (dated April 24, 1980) and in the Supplementary Public Report (dated November 6, 1980) shall continue to be effective, except for the topical headings entitled: DEVELOPER; ATTORNEY FOR DEVELOPER; COMMON INTEREST; OWNERSHIP; ENCUMBRANCES AGAINST TITLE; PURCHASE MONEY HANDLING; and MANAGEMENT AND OPERATIONS; which are hereinafter set forth:

DEVELOPER: PRIME PROPERTIES, INC., a Hawaii corporation, having its business and post office address at Suite 1451, 1314 South King Street, Honolulu, Hawaii 96814 (telephone number 524-3200), is now the Developer of Anapuni Manor.

ATTORNEY REPRESENTING DEVELOPER: CHEE, LEE, OSHIRO & WILLIAMS, a law corporation (Attention: WILLIAM K. M. CHEE and GERALD H. KIBE), Suite 1100, Pacific Trade Center, 190 South King Street, Honolulu, Hawaii 96813; telephone number: 521-3434.

COMMON INTEREST: The Declaration has been amended under the topical heading "Common Interest" to read:

Each apartment shall have appurtenant thereto an undivided percentage interest, hereinafter called the "Common Interest", in all Common Elements of the Project for all purposes, including voting, as follows:

Type "A" and "AR" Apartments:	6.3176%
Type "B" Apartments:	6.1392%
Type "B-1" Apartments:	5.5510%
Type "C" Apartments:	6.3910%

OWNERSHIP: According to a preliminary title report issued by Long & Melone Escrow, Ltd., on August 11, 1982, title to land committed to the project is now vested in Donald C. G. Look and Mildred Lau Look, husband and wife, of Honolulu, Hawaii.

- NOTE:
1. By letter dated December 4, 1981 to the Real Estate Commission, Donald C. G. Look and Mildred Lau Look, husband and wife, have confirmed that they have contributed the fee simple property on which the project is located to Prime Properties, Inc.
  2. The sale of apartments in the project shall be by leasehold interest instead of fee simple title as reported in the Final Public Report.

ENCUMBRANCES AGAINST TITLE: Said preliminary title report also reflects that the following items encumber the Limited Common Elements, the apartments, and Common Elements:

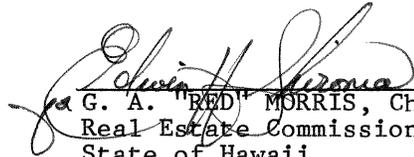
1. Title to all mineral and metallic mines reserved to the State of Hawaii.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, limitations on title, and all other provisions contained in or incorporated by reference in the Declaration of Horizontal Property Regime and By-Laws attached thereto dated April 7, 1980, recorded at the Bureau of Conveyances in Liber 14655, Page 309, as amended; Condominium Map No. 716; any instrument creating the estate or interest herein set forth; and in any other allied instrument referred to in any of the instruments aforesaid.
3. For taxes that are due and owing, reference is made to the Office of the Finance Director, City and County of Honolulu.
4. Apartment leases for the 16 apartment units in the project, together with 16 first mortgages and 16 second mortgages, from the Developer to International Savings and Loan Association, Limited.

PURCHASE MONEY HANDLING: A new Escrow Agreement dated August 16, 1982, has been executed and a copy has been filed with the Commission. The Escrow Agent is Founders Escrow Corporation, a Hawaii corporation. Upon examination, the Specimen Deposit, Receipt, Offer and Acceptance and the executed Escrow Agreement are found to be consistent with Chapter 514A, Hawaii Revised Statutes, and particularly Sections 514A-39, 514A-40(b), and 514A-63 through 514A-66, inclusive. The new real estate broker selected by the Developer is Aloha Realty Corp., a Hawaii corporation.

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 new managing agent selected by the Developer is Forent Realty Corp., a Hawaii corporation, having its place of business and post office address at 1549 S. King Street, Honolulu, Hawaii 96826, telephone number 955-5995.

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The purchaser or prospective purchaser shall be cognizant of the fact that this Second 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 September 24, 1982.

This is a SECOND 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.

  
G. A. "RED" MORRIS, Chairman  
Real Estate Commission  
State of Hawaii

DISTRIBUTION:

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

REGISTRATION NO. 1288

DATED: October 1, 1982