

# 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  
COUNTRY CLUB VISTA  
3050 Ala Poha Place  
Honolulu, Hawaii

Registration No. 1345

### **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 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: August 28, 1981

Expires: June 8, 1982

### 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 AUGUST 25, 1980, AND INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 12, 1981. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report of October 21, 1980, and Final Public Report of May 8, 1981, on COUNTRY CLUB VISTA, Registration No. 1345, the Developer reports

that changes have been made in the plan or setup as presented in the aforementioned reports. The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report amends the Preliminary Public Report and the Final Public Report, becoming a part of the "COUNTRY CLUB VISTA" registration. The Developer is responsible for placing this Supplementary Public Report (pink paper stock), the Final Public Report (white paper stock), the Preliminary Public Report (yellow paper stock), and the Amended Disclosure Abstract in the hands of all purchasers and prospective purchasers, and securing a signed receipt therefor.

2. The Developer of the project has submitted to the Commission for examination all documents necessary for the registration of a condominium project and issuance of this Supplementary Public Report.

3. The Declaration and the By-laws for the project have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1054831. An Amendment to the Declaration was filed in said Office of the Assistant Registrar as Document No. 1059445 and a Second Amendment to the Declaration was filed as Document No. 1079746. Condominium Map No. 449 with amendments showing the layout, location and apartment numbers of apartments in the project was filed in said Office of the Assistant Registrar.

4. Advertising and promotional matter have been filed 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 of the Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

6. This Supplementary Public Report automatically expires on June 8, 1982, unless a further Supplementary Public Report issues, or the Commission, upon review of this registration, issues an order extending the effective date of this report.

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

DESCRIPTION: The descriptions of the apartment spaces set forth in paragraph 4(b) are amended to read as follows:

There will be three (3) types of apartment spaces in the project, to-wit, Types I, II and III.

Type I Apartment Spaces. There will be one (1) Type I apartment space located on the first floor of the apartment tower bearing apartment space number W-1. The Type I apartment space will have two bedrooms, two bathrooms, a living/dining room, a kitchen and a lanai, and will contain a gross floor area of approximately 1,222 square feet, consisting of a living area of approximately 985 square feet and a lanai of approximately 237 square feet. The Type I apartment space will be designed to accommodate the handicapped.

Type II Apartment Spaces. There will be thirty-six (36) Type II apartment spaces located on the second through the nineteenth floors of the apartment tower. Type II apartment spaces will have two bedrooms, two bathrooms, a living/dining room, a kitchen and a lanai, and will contain a gross floor area of approximately 1,043 square feet, consisting of a living area of approximately 980 square feet and a lanai of approximately 63 square feet.

Type III Apartment Spaces. There will be four (4) Type III apartment spaces located on the twentieth and twenty-first floors of the apartment tower. Type III apartment spaces will have two bedrooms, two bathrooms, a living/dining room, a kitchen and a lanai, and will contain a gross floor area of approximately 1,125 square feet, consisting of a living area of approximately 1,062 square feet and a lanai of approximately 63 square feet. Type III apartment spaces will have ceiling heights of nine (9) feet as opposed to ceiling heights of eight (8) feet for Types I and II.

The gross floor areas of the apartment spaces hereinabove set forth are approximate. The living areas consist of two bedrooms, two bathrooms, a living/dining room and a kitchen. The approximate area of each living area as set forth above includes the space within the exterior face of the perimeter walls and the interior face of the party walls, and all chases, partitions and walls within the perimeter and party walls, whether load-bearing or nonload-bearing. The lanai areas consist of an open-sided room adjoining the living area and a separate walkout ledge adjoining the living area. The approximate area of each lanai as set forth above includes the space within the exterior face of the concrete curbs and the exterior face of the perimeter walls.

INTEREST TO BE CONVEYED PURCHASER: The interest to be conveyed to a purchaser will be a fee simple title to an apartment space together with an undivided interest in all common elements of the project. Each apartment space shall have appurtenant thereto an undivided interest in all common elements of the project in the proportion hereinafter set forth and the same proportionate share in all common profits and expenses of the project and for all other purpose, including voting:

| <u>Apartment Space Type</u> | <u>Apartment Space No.</u>   | <u>Percent Common Interest</u> |
|-----------------------------|--|--------------------------------|
| I                           | W-1  | 2.8220%                        |
| II                          | W-2, to W-12, inclusive,<br>W-14 to W-20, inclusive,<br>E-2 to E-12, inclusive,<br>and E-14 to E-20, inclusive | 2.4105%                        |
| III                         | W-PII, W-PI, E-PII and<br>E-PI   | 2.6000%                        |

ENCUMBRANCES AGAINST TITLE: A Supplemental Commitment for Title Insurance prepared by First American Title Insurance Company issued August 7, 1981, indicates that in addition to the encumbrances described in the Commission's Preliminary and Final Public Reports on this Registration, the following are additional encumbrances on the land:

1. Grant in favor of Gasco, Inc., a Hawaii corporation, dated July 22, 1981, filed in said Office of the Assistant Registrar as Document No. 1079784, granting an easement for underground gas pipelines and appurtenances.

2. The Declaration of Horizontal Property Regime was amended by instrument dated August 4, 1981, filed in said Office of the Assistant Registrar as Document No. 1079746.

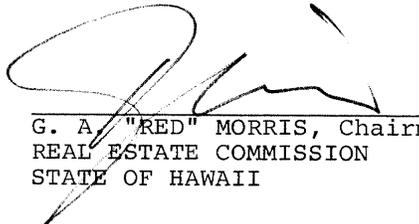
3. That certain Mortgage, Security Agreement and Financing Statement dated July 20, 1981, made by Chairrose Associates in favor of Washington Mortgage Co., Inc., filed in said Office of the Assistant Registrar as Document No. 1077629.

4. For any taxes that are due and owing; reference is made to the Office of the Tax Assessor, First Division.

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The purchaser or prospective purchaser should be aware of the fact that this Supplementary Public Report represents information disclosed in the required Notice of Intention submitted August 25, 1980, and additional information subsequently filed as of August 12, 1981.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1345 filed with the Commission on August 25, 1980.

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

  
G. A. "RED" MORRIS, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

DISTRIBUTION:

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

Registration No. 1345

Dated: August 28, 1981